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RESIDENTIAL CONSTRUCTION IN ALBERTA

MAY 1989

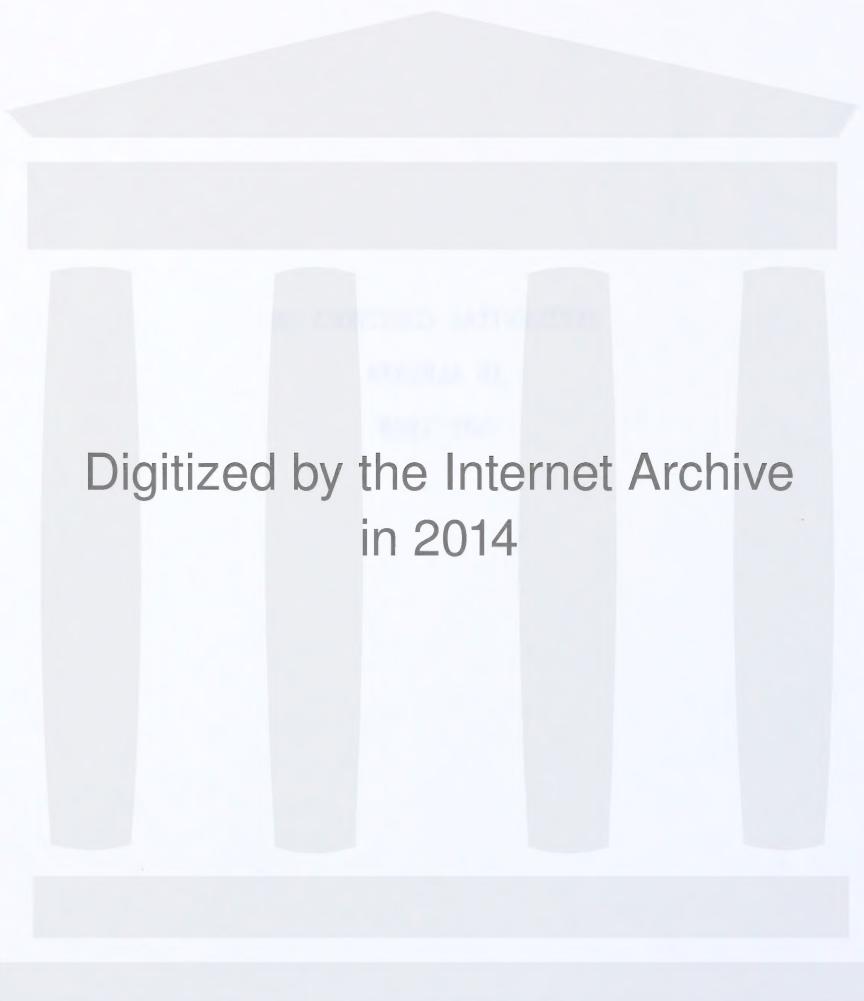
Alberta
MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

1989 EDITION
DSR/PB - CMM

RESIDENTIAL CONSTRUCTION IN ALBERTA

MAY 1989

**ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT**



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D. Multiple Listings Service (M.L.S.)

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- Calgary (1988 - 1989)

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by Month: 1988 - 1989

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* * * *

Figure 13: New Housing Price Indices in Calgary and Edmonton

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HIGHLIGHTS

Urban Alberta

- Housing starts in May showed an impressive 84% increase to 1,242 units compared to 675 a year ago. Single family units accounted for 92% (1,143) of the total starts.
- Total starts to date also increased by 37% to 3,944 units from 2,884 for 1988. Singles increased by 25% while multiples jumped by 186%.
- Housing under construction rose to 4,363 units, 38% ahead of last year's levels (3,161).

Calgary

- Calgary's starts reached a record high of 633 units in May, the highest monthly level since June of 1983. This represents a 192% increase from the 217 units posted the same month last year.
- Total starts for the year jumped by 61% from the same period 1988 to 1,996 units.
- Housing under construction trended strongly upward to 2,079 units in May, a reflection of the sharp increase in starts. Inventory of newly completed and unoccupied housing also increased to 204 units from 162 in April.
- In the resale market, the number of houses sold dropped 14% over May 1988 to 1,494 units, but year-to-date sales were still 13% above last year. The ratio of sales to listings also dropped to .56 compared to .69 last year.
- The average selling price declined marginally to \$111,169 from \$112,019 the preceeding month, but up 12% over May 1988. The new housing price index, however, showed a slight increase to 106.8 in April.

Edmonton

- Edmonton's May starts improved sharply after a slight decrease in April to 466 units, a jump of 36% over May 1988.
- Total starts for the first five months also rose by 15% to 1,525 from 1,326 for 1988. Multiples jumped by 202% while singles increased a meager 1% over last year.
- Housing under construction also jumped sharply to 1,829 units in May, up 52% in comparison with 1,202 units a year ago. Inventory of newly completed and unoccupied housing, however, remained unchanged at 150 units with 233 units completed during the month.
- Resale housing market activity set a record in May with 1,058 units sold, 16% above last year's levels (913).
- The average selling price jumped to \$90,502 in May, equalling April 1982 levels. The new housing price index continued its upward movement to 99.2 in April, up 7% over 1988.

TABLE 1

MAY-89

*HOUSING STAKES BY TYPE
URBAN AREA*

CITY	SINGLES	SEMPLES	ROW	APT'	TOTAL	PERCENT CHANGE OVER SAME PERIOD LAST YEAR
CALGARY	629	4	0	0	633	192
CAMROSE	2	0	0	0	2	-33
EDMONTON M.A.	375	28	27	36	466	36
FORT MCMURRAY	5	0	0	0	5	67
GRANDE PRAIRIE	29	0	0	0	29	26
LETHBRIDGE	27	2	0	0	29	383
LLOYDMINSTER(ALTA. PART)	5	0	0	0	5	*
MEDICINE HAT	25	0	0	0	25	9
RED DEER	25	0	0	0	25	-48
WETASKIWIN	6	0	0	0	6	20
OTHER CENTRES **	15	2	0	0	17	240
 TOTAL	 1143	 36	 27	 36	 1242	 84

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A

CUMULATIVE STARTS - CALGARY

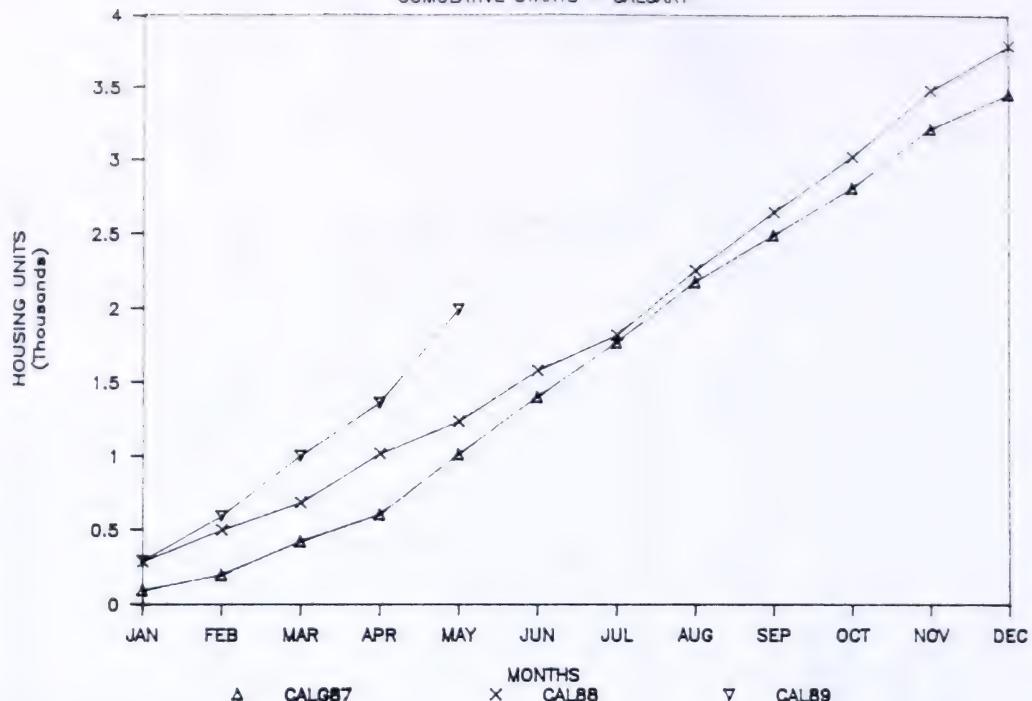


FIGURE 1B

CUMULATIVE STARTS - EDMONTON

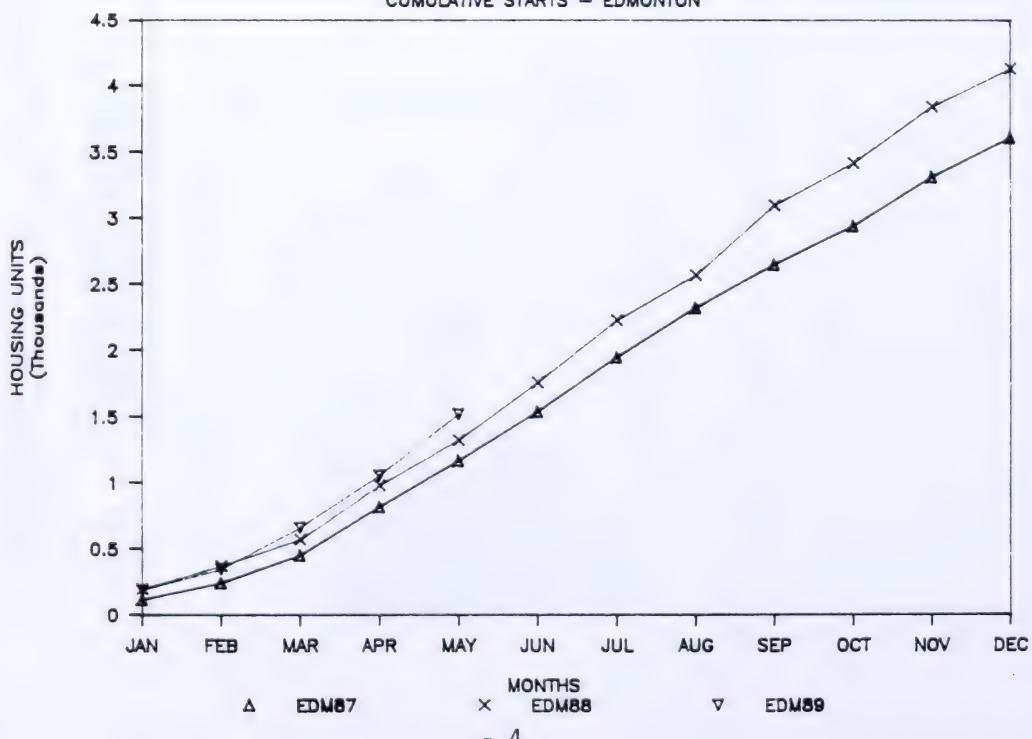


TABLE 2

MAY-89

*JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR*

CITY	SINGLES		SEMI'S		ROW		APT'		TOTAL		PERCENT CHANGE IN TOTAL STARTS
	1988	1989	1988	1989	1988	1989	1988	1989	1988	1989	
CALGARY	1191	1772	22	76	25	148	0	0	1238	1996	61
CAMERUSB	7	13	0	0	0	0	20	7	33	371	-
EDMONTON M.A.	1236	1253	46	92	18	93	26	87	1326	1525	-15
FORT McMURRAY	6	5	0	0	0	0	0	0	6	5	-17
GRANDE PRAIRIE	43	67	2	0	0	0	0	0	45	67	49
LETHBRIDGE	34	57	2	2	0	0	0	0	36	59	64
LLOYDMINSTER (ALTA. PARK)	5	12	0	2	0	0	0	0	5	14	180
MEDICINE HAW	44	62	6	2	0	0	7	39	57	103	81
RED DEER	75	75	4	16	41	6	0	12	120	109	-9
WEDDINGTON	14	11	2	0	6	0	0	0	22	11	-50
OTHER CENTRES **	20	20	2	2	0	0	0	0	22	22	0
TOTAL	2675	3347	86	192	90	247	33	158	2884	3944	37
PERCENT CHANGE BY TYPE		25		123		174		379		37	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT McMURRAY C.A. (PART I.D. NO. 18). INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2
MONTHLY HOUSING STARTS, URBAN ALBERTA

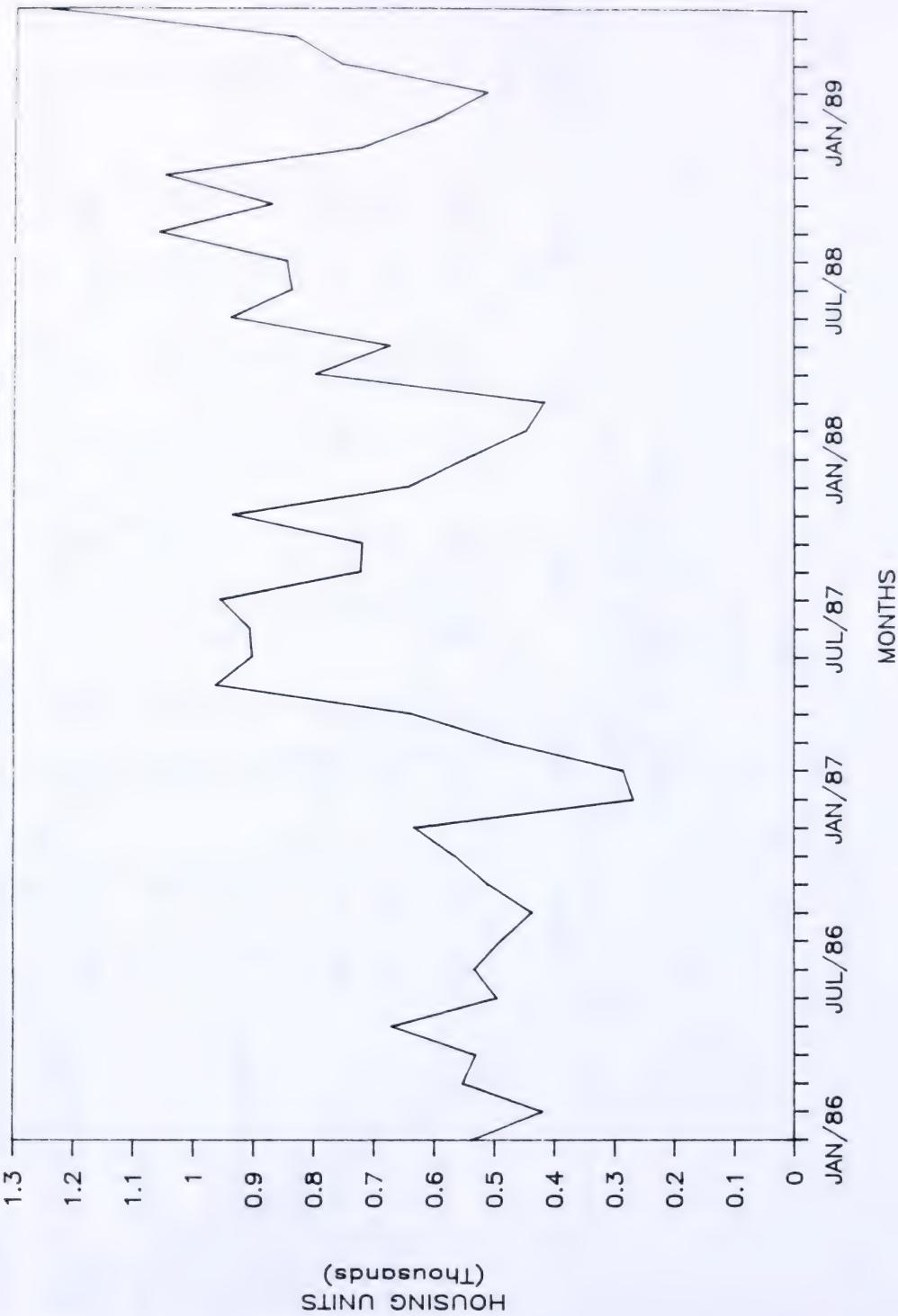


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1988-1989

	1988	1989	<i>PERCENT CHANGE</i>
JANUARY	547	600	10
FEBRUARY	447	513	15
MARCH	416	755	81
APRIL	799	834	4
MAY	675	1242	84
JUNE	940		
JULY	838		
AUGUST	847		
SEPTEMBER	1060		
OCTOBER	871		
NOVEMBER	1050		
DECEMBER	722		
TOTAL	9212	3944	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3
MULTIPLES AS % OF STARTS, URBAN ALBERTA

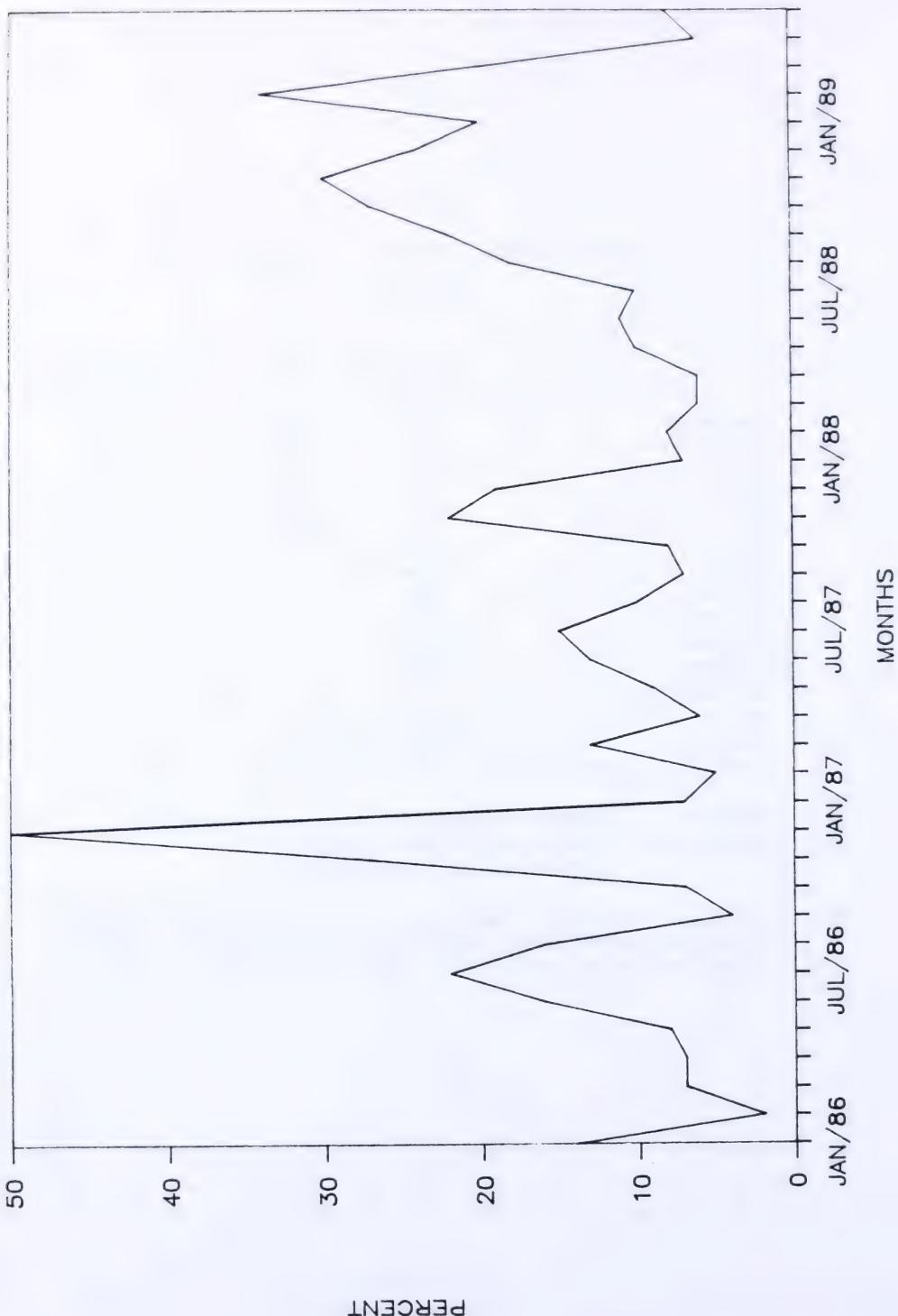


TABLE 4

**SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA**

1988-1989

1988

	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	547	508	39	7
FEBRUARY	447	413	34	8
MARCH	416	390	26	6
APRIL	799	754	45	6
MAY	675	610	65	10
JUNE	940	835	105	11
JULY	838	753	85	10
AUGUST	847	694	153	18
SEPTEMBER	1060	826	234	22
OCTOBER	871	633	238	27
NOVEMBER	1050	740	310	30
DECEMBER	722	547	175	24
TOTAL	9212	7703	1509	16

1989

JANUARY	600	478	122	20
FEBRUARY	513	340	173	34
MARCH	755	606	149	20
APRIL	834	780	54	6
MAY	1242	1143	99	8
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	3944	3347	597	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

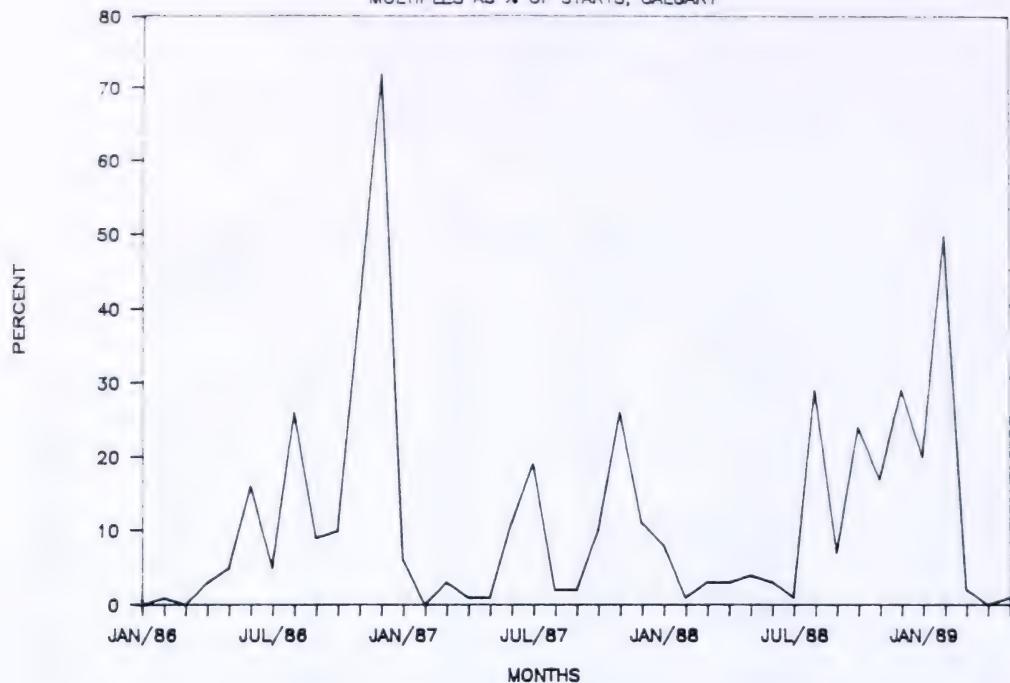


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

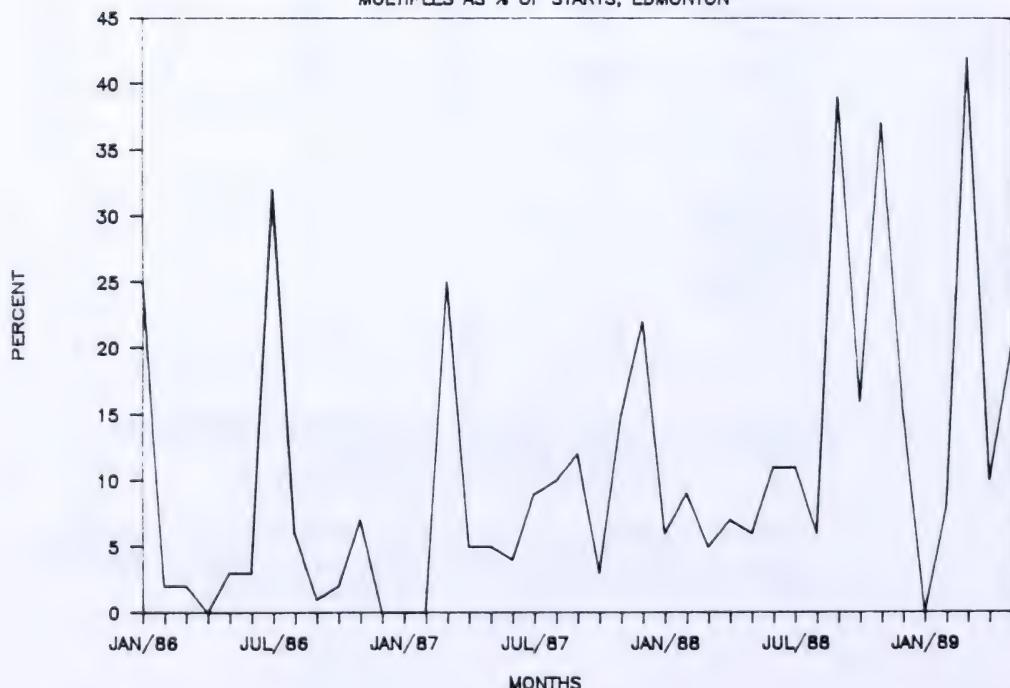


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

CALGARY				1988				EDMONTON(METRO)			
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	290	268	22	8	JANUARY	200	188	12	6	12	6
FEBRUARY	214	212	2	1	FEBRUARY	174	159	15	9	15	9
MARCH	183	177	6	3	MARCH	201	190	11	5	11	5
APRIL	334	325	9	3	APRIL	409	379	30	7	30	7
MAY	217	209	8	4	MAY	342	320	22	6	22	6
JUNE	343	332	11	3	JUNE	437	389	48	11	48	11
JULY	241	239	2	1	JULY	466	415	51	11	51	11
AUGUST	439	313	126	29	AUGUST	343	322	21	6	21	6
SEPTEMBER	396	368	28	7	SEPTEMBER	527	323	204	39	204	39
OCTOBER	377	285	92	24	OCTOBER	320	270	50	16	50	16
NOVEMBER	455	377	78	17	NOVEMBER	427	271	156	37	156	37
DECEMBER	311	222	89	29	DECEMBER	287	243	44	15	44	15
TOTAL	3800	3327	473	12	TOTAL	4133	3469	664	16	664	16
CALGARY				1989				EDMONTON(METRO)			
JANUARY	297	239	58	20	JANUARY	193	193	0	0	0	0
FEBRUARY	301	149	152	50	FEBRUARY	158	146	12	8	12	8
MARCH	407	397	10	2	MARCH	313	182	131	42	131	42
APRIL	358	358	0	0	APRIL	395	357	38	10	38	10
MAY	633	629	4	1	MAY	466	375	91	20	91	20
JUNE	-	-	-	-	JUNE	-	-	-	-	-	-
AUGUST	-	-	-	-	AUGUST	-	-	-	-	-	-
SEPTEMBER	-	-	-	-	SEPTEMBER	-	-	-	-	-	-
OCTOBER	-	-	-	-	OCTOBER	-	-	-	-	-	-
NOVEMBER	-	-	-	-	NOVEMBER	-	-	-	-	-	-
DECEMBER	-	-	-	-	DECEMBER	-	-	-	-	-	-
TOTAL	1996	1772	224	-	TOTAL	1525	1253	272	-	272	-

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5
QUARTERLY HOUSING STARTS IN ALBERTA

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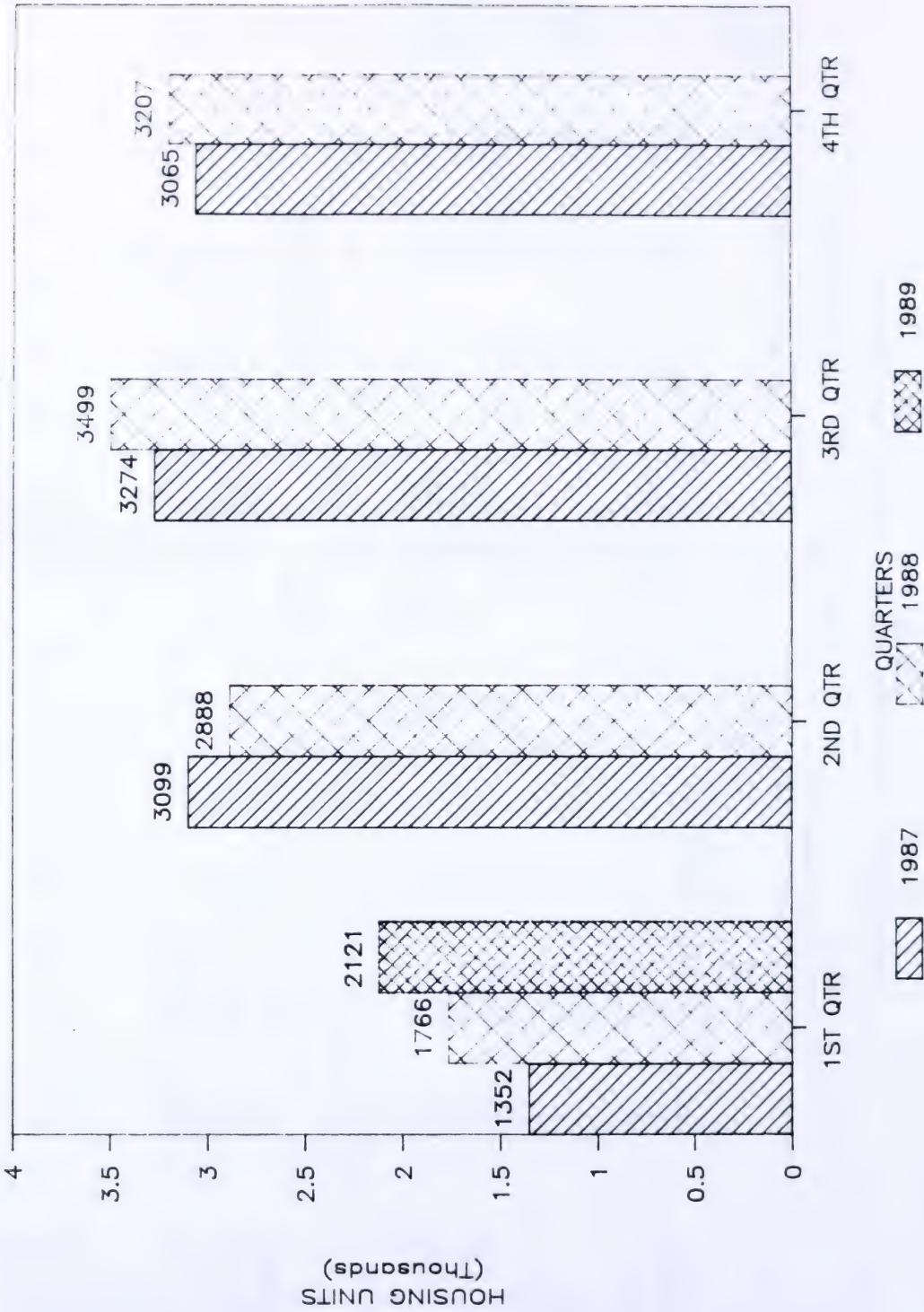


TABLE 6
 QUARTERLY HOUSING STARTS IN ALBERTA
 ALL AREAS

	1988	1989	PERCENT CHANGE
1988 - 1989			
FIRST QUARTER	1766	2121	20
SECOND QUARTER	2888		
THIRD QUARTER	3499		
FOURTH QUARTER	3207		
TOTAL	11360	2121	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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TABLE 7

MAY-89

*HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA*

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MONTH LAST YEAR		
						%	CHG.	PERCENT
CALGARY	395	12	0	0	407	69	69	69
CANADA'S IS	2	0	0	0	2	100	100	100
EDMONTON M.A.	190	14	29	0	233	-26	-26	-26
FORT MCMURRAY	3	0	0	0	3	*	*	*
GARDEN PRAIRIE	9	0	0	0	9	29	29	29
LETHBRIDGE	11	2	0	0	13	46	46	46
LLOYDMINSTER (ALTA. PARK)	1	0	0	0	1	0	0	0
MEDICINE HAT	22	0	0	0	22	29	29	29
RED DEER	13	6	12	0	31	-29	-29	-29
WETASKIWIN	0	0	0	0	0	-100	-100	-100
OTHER CENTRES **	9	0	0	9	350			
 TOTAL	 655	 34	 41	 0	 730	 15	 15	 15

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE
 ** FORT MCMURRAY C.A. (PAK) I.D. NO. 18), LINDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

MAY-89

*HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA*

CITY	SINGLES	SEMI'S	ROW	APT'	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR	
						-	-
CALGARY	1591	236	245	7	2079	29	29
CAMROSE	10	0	0	20	30	200	200
EDMONTON M.A.	1244	144	112	329	1829	52	52
FORT MCMURRAY	5	0	0	0	5	-29	-29
GIRANDE PARKIE	54	0	0	0	54	23	23
LETHBRIDGE	70	8	3	49	130	183	183
LLOYDMINSTER(ALTA. PART)	15	4	0	0	19	*	*
MEDICINE HAI'	58	2	0	39	99	-13	-13
RED DEER	46	6	24	0	76	-8	-8
WESTASKWIN	11	0	0	0	11	-54	-54
OTHER CENTRES **	25	2	4	0	31	82	82
 TOTAL	 3129	 402	 388	 444	 4363	 38	 38

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAL

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE
 ** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

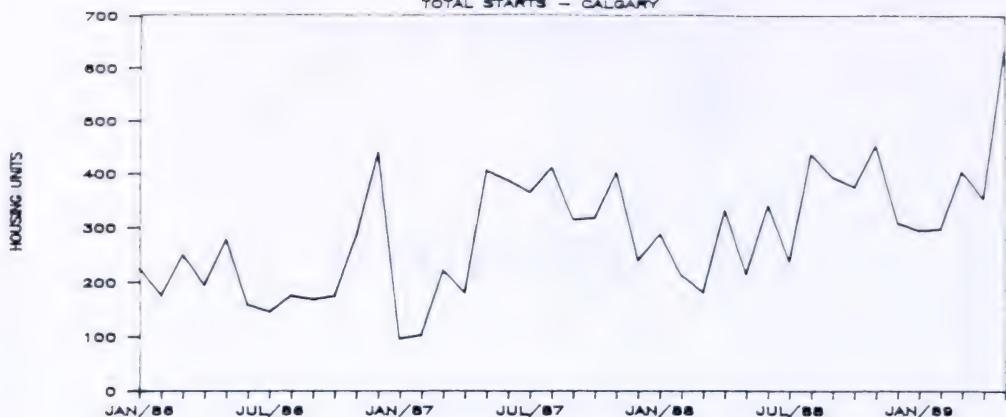


FIGURE 6B
COMPLETIONS - CALGARY

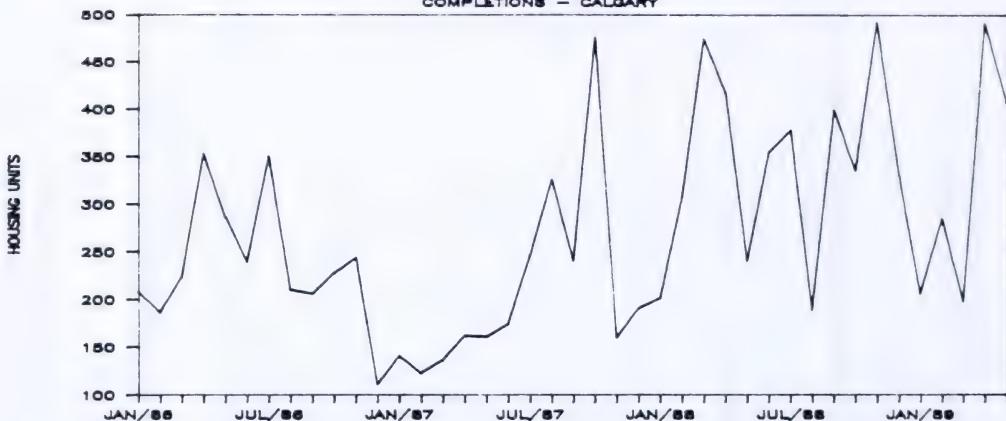


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

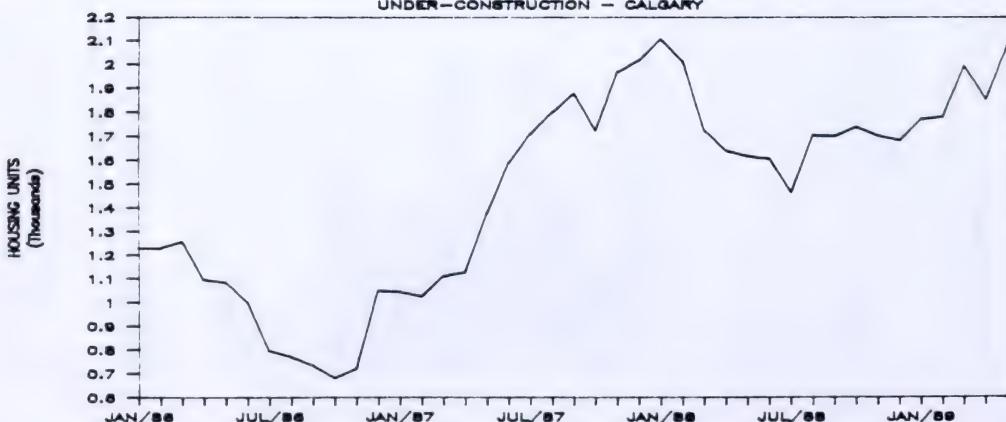


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

	1988		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	290	202	2107
FEBRUARY	214	308	2013
MARCH	183	474	1722
APRIL	334	418	1638
MAY	217	241	1614
JUNE	343	355	1602
JULY	241	378	1464
AUGUST	439	189	1705
SEPTEMBER	396	399	1700
OCTOBER	377	336	1740
NOVEMBER	455	492	1701
DECEMBER	311	331	1681

	1989		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	297	206	1772
FEBRUARY	301	285	1783
MARCH	407	198	1992
APRIL	358	491	1854
MAY	633	407	2079
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 7A
TOTAL STARTS - EDMONTON

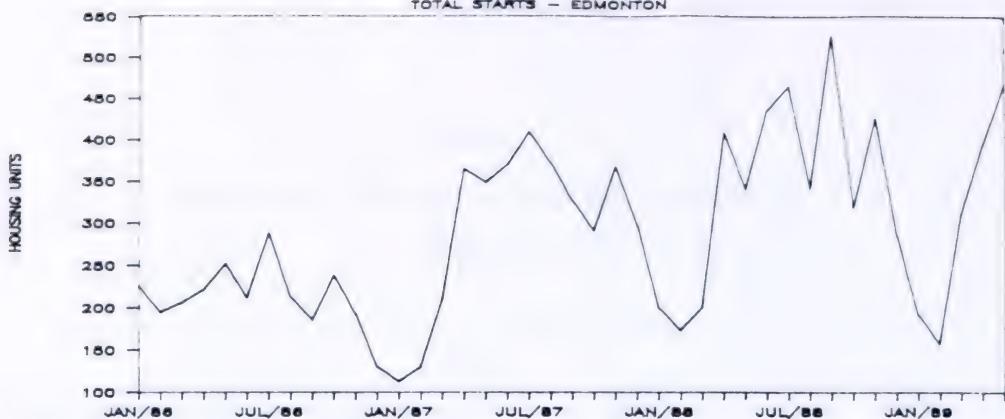


FIGURE 7B
COMPLETIONS - EDMONTON

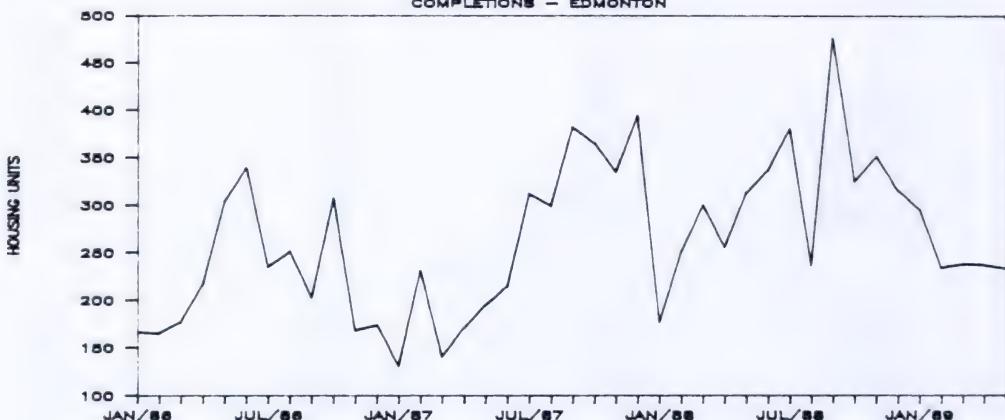


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

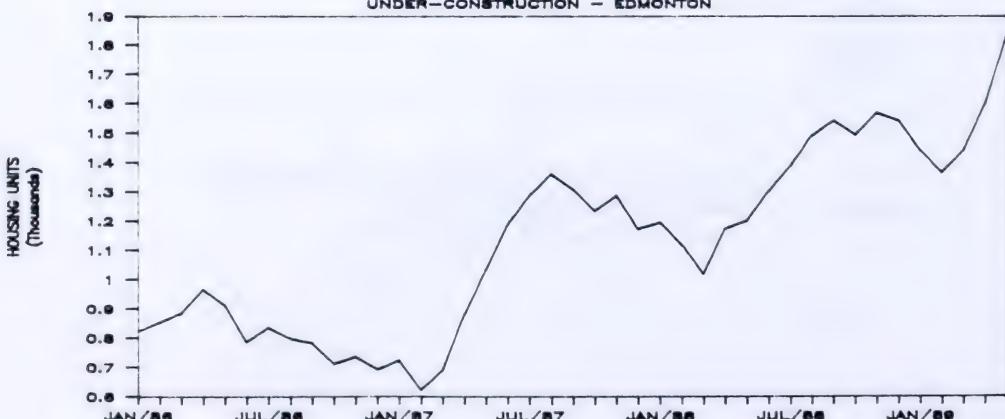


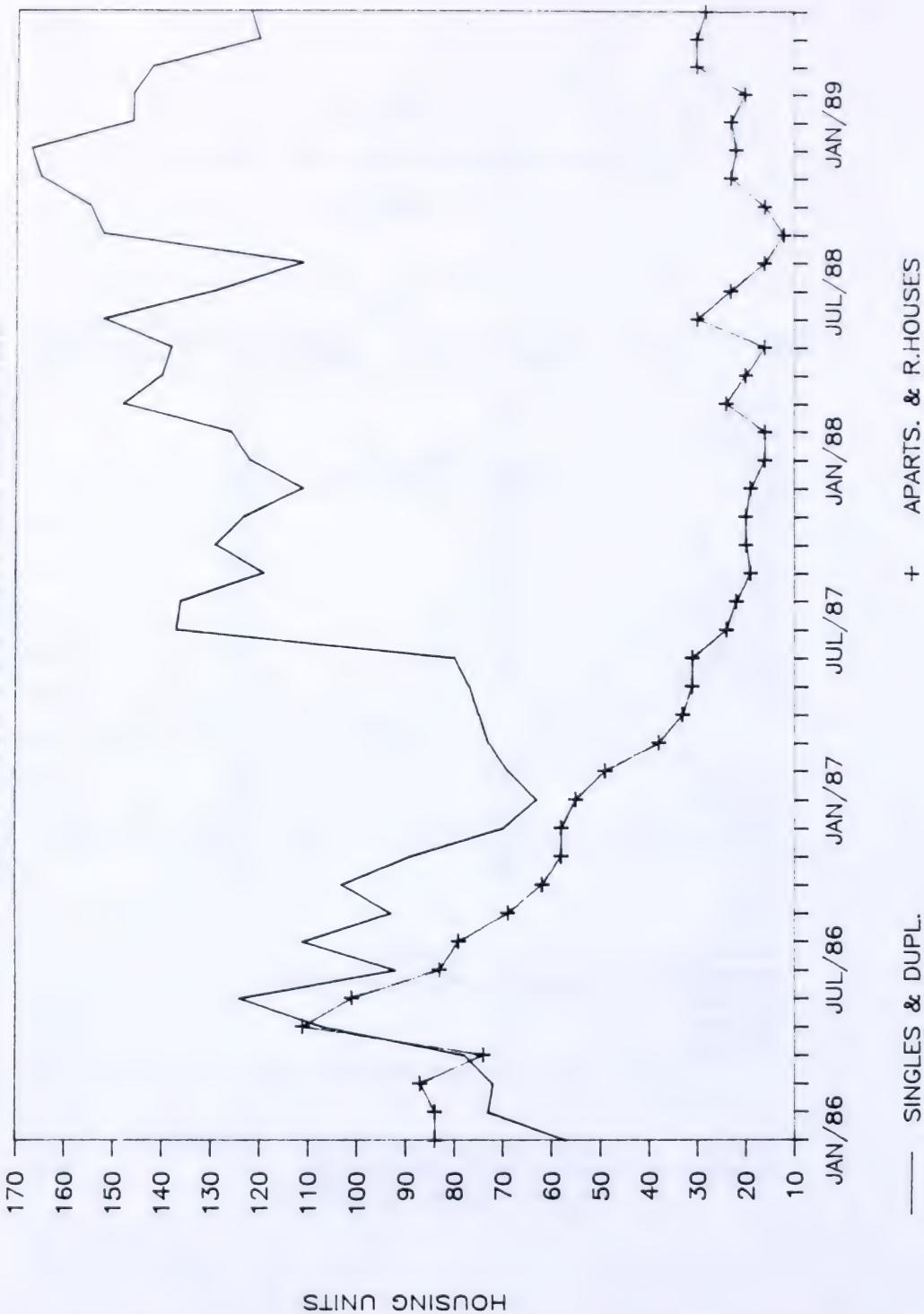
TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

	1988		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	200	177	1195
FEBRUARY	174	251	1118
MARCH	201	300	1019
APRIL	409	256	1173
MAY	342	313	1202
JUNE	437	337	1302
JULY	466	380	1388
AUGUST	343	237	1491
SEPTEMBER	527	476	1543
OCTOBER	320	325	1493
NOVEMBER	427	351	1569
DECEMBER	287	315	1541

	1989		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	193	295	1440
FEBRUARY	158	234	1364
MARCH	313	238	1439
APRIL	395	237	1596
MAY	466	233	1829
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 8
NEWLY COMPLETED & UNOCCUPIED - EDMONTON



HOUSING UNITS

TABLE 11

**EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES**

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1988					
JANUARY	122	16	138	177	55
FEBRUARY	126	16	142	251	63
MARCH	148	24	172	300	61
APRIL	140	20	160	256	63
MAY	138	16	154	313	67
JUNE	152	30	182	337	63
JULY	129	23	152	380	73
AUGUST	111	16	127	237	67
SEPTEMBER	152	12	164	476	73
OCTOBER	155	16	171	325	65
NOVEMBER	165	23	188	351	64
DECEMBER	167	22	189	315	62
1989					
JANUARY	146	23	169	295	65
FEBRUARY	146	20	166	234	59
MARCH	142	30	172	238	57
APRIL	120	30	150	237	63
MAY	122	28	150	233	61
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED - CALGARY

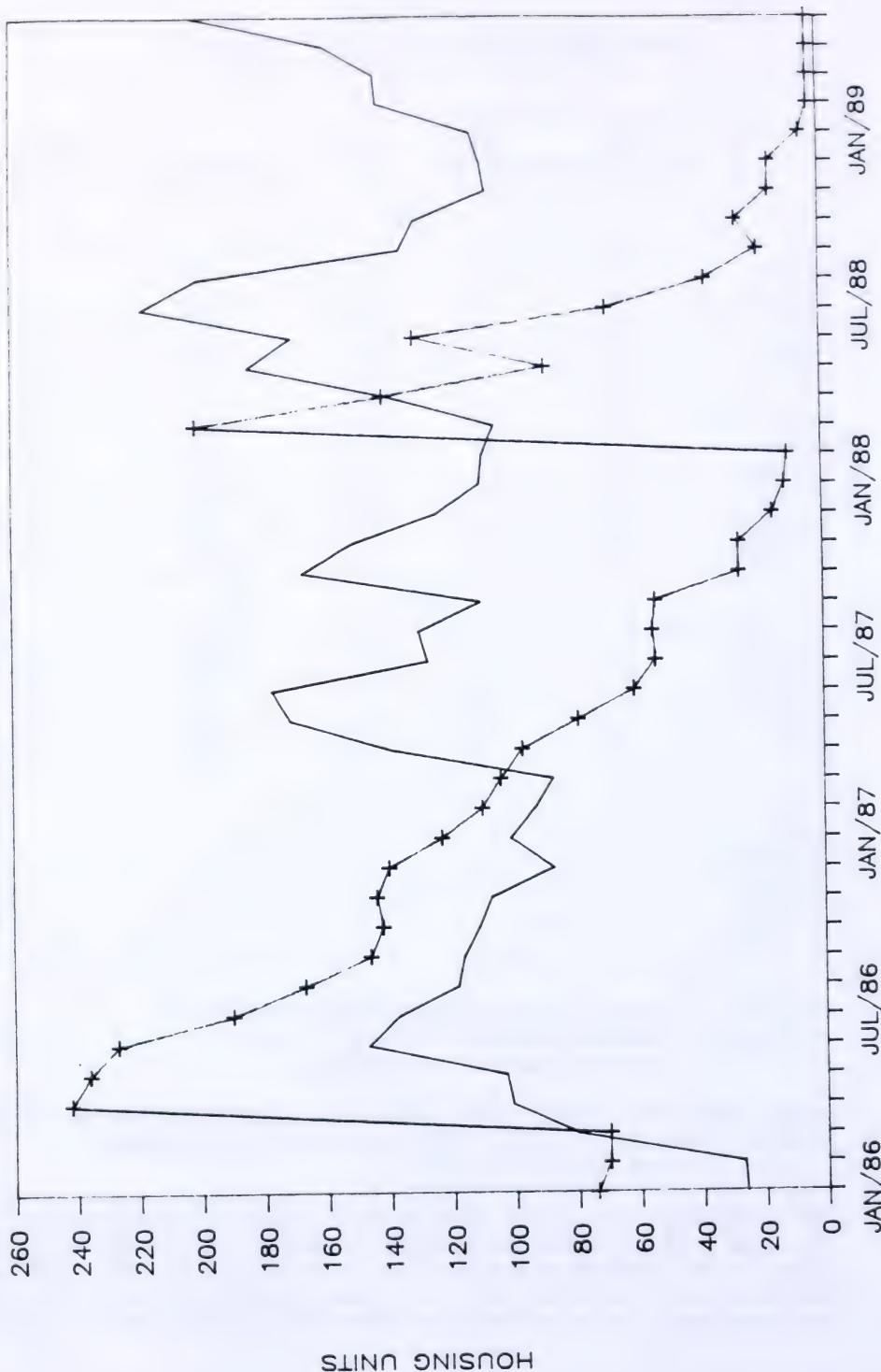


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL COMPLETIONS	ABSORP. PERCENT
1988				
JANUARY	110	12	122	202
FEBRUARY	109	11	120	308
MARCH	105	201	306	474
APRIL	139	141	280	418
MAY	184	89	273	241
JUNE	170	131	301	355
JULY	218	69	287	378
AUGUST	200	37	237	189
SEPTEMBER	135	20	155	399
OCTOBER	130	27	157	336
NOVEMBER	107	16	123	492
DECEMBER	109	16	125	331
1989				
JANUARY	112	6	118	206
FEBRUARY	142	3	145	285
MARCH	143	3	146	198
APRIL	159	3	162	491
MAY	201	3	204	407
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

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FIGURE 10
EDMONTON LISTINGS AND SALES

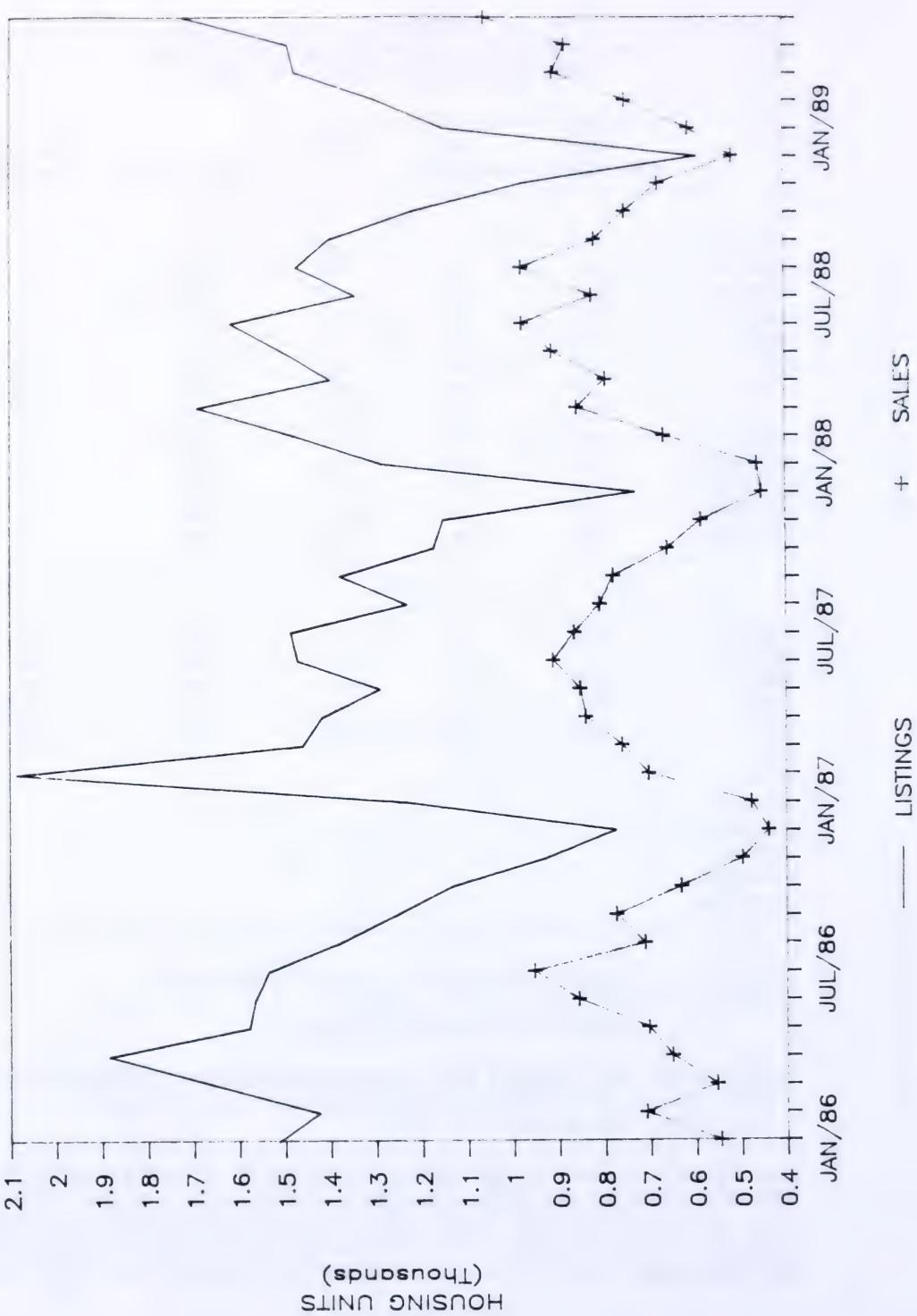


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
1988				
<i>JANUARY</i>	1288	463	.36	77982
<i>FEBRUARY</i>	1478	667	.45	76385
<i>MARCH</i>	1688	858	.51	78935
<i>APRIL</i>	1397	795	.57	82004
<i>MAY</i>	1502	913	.61	81285
<i>JUNE</i>	1616	978	.61	85636
<i>JULY</i>	1343	824	.61	85372
<i>AUGUST</i>	1472	979	.67	83181
<i>SEPTEMBER</i>	1398	818	.59	82881
<i>OCTOBER</i>	1218	751	.62	82043
<i>NOVEMBER</i>	978	678	.69	85120
<i>DECEMBER</i>	590	515	.87	81271
1989				
<i>JANUARY</i>	1150	610	.53	82311
<i>FEBRUARY</i>	1297	750	.58	84760
<i>MARCH</i>	1474	908	.62	87552
<i>APRIL</i>	1491	880	.59	86301
<i>MAY</i>	1719	1058	.62	90502
<i>JUNE</i>				
<i>JULY</i>				
<i>AUGUST</i>				
<i>SEPTEMBER</i>				
<i>OCTOBER</i>				
<i>NOVEMBER</i>				
<i>DECEMBER</i>				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 11
CALGARY LISTINGS AND SALES

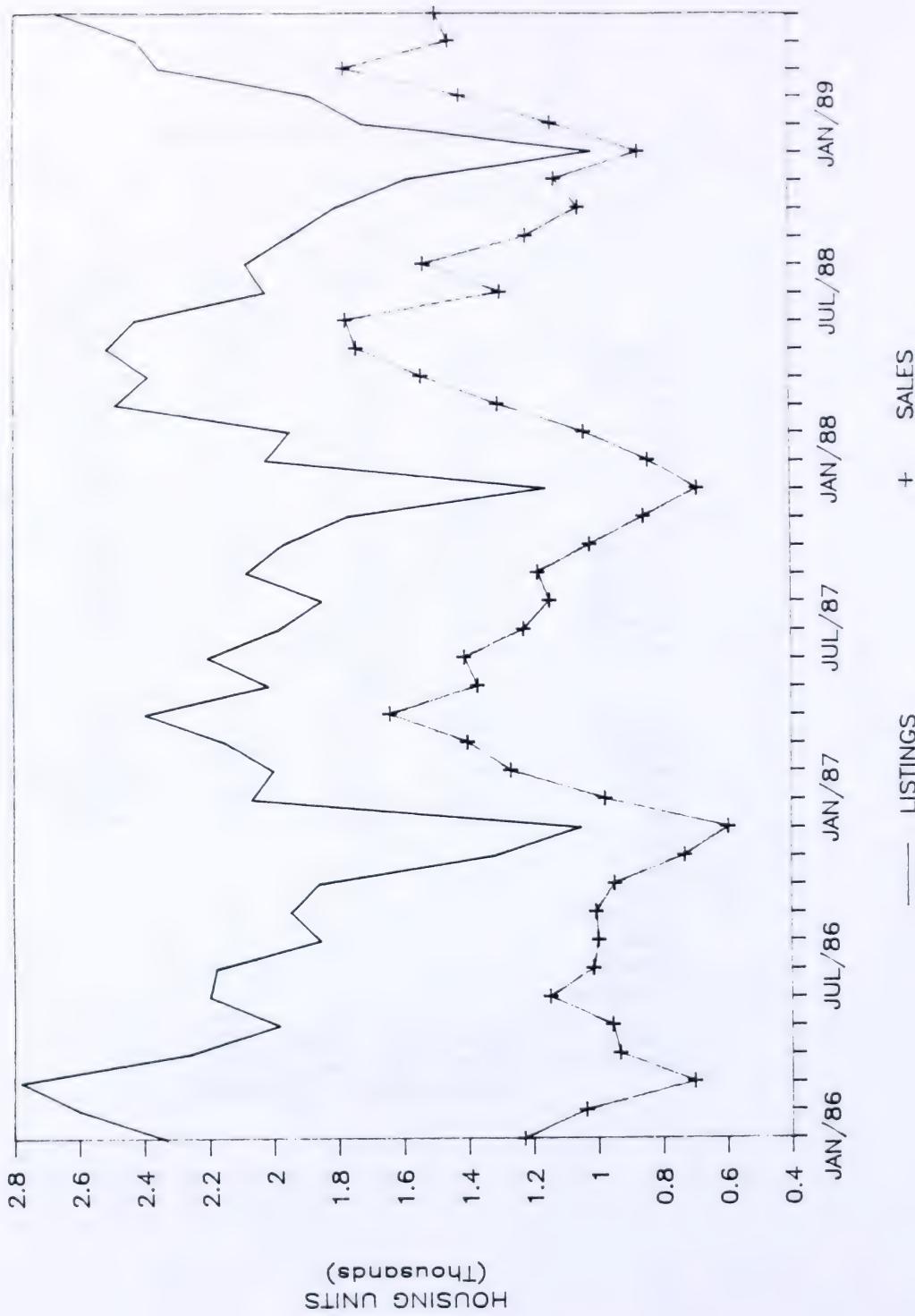


TABLE 14
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

	1988				
		LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1945	841	.43	90623	
FEBRUARY	1945	1038	.53	91213	
MARCH	2485	1305	.53	96389	
APRIL	2384	1541	.65	98765	
MAY	2512	1740	.69	99368	
JUNE	2422	1774	.73	101695	
JULY	2019	1295	.64	104129	
AUGUST	2083	1532	.74	99602	
SEPTEMBER	1941	1214	.63	101425	
OCTOBER	1803	1054	.58	100538	
NOVEMBER	1582	1127	.71	103471	
DECEMBER	1010	866	.86	101210	
	1989				
JANUARY	1721	1138	.66	99141	
FEBRUARY	1880	1421	.76	106355	
MARCH	2349	1778	.76	109406	
APRIL	2423	1453	.60	112019	
MAY	2666	1494	.56	111169	
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

*SOURCE: CALGARY REAL ESTATE BOARD
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT*

FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

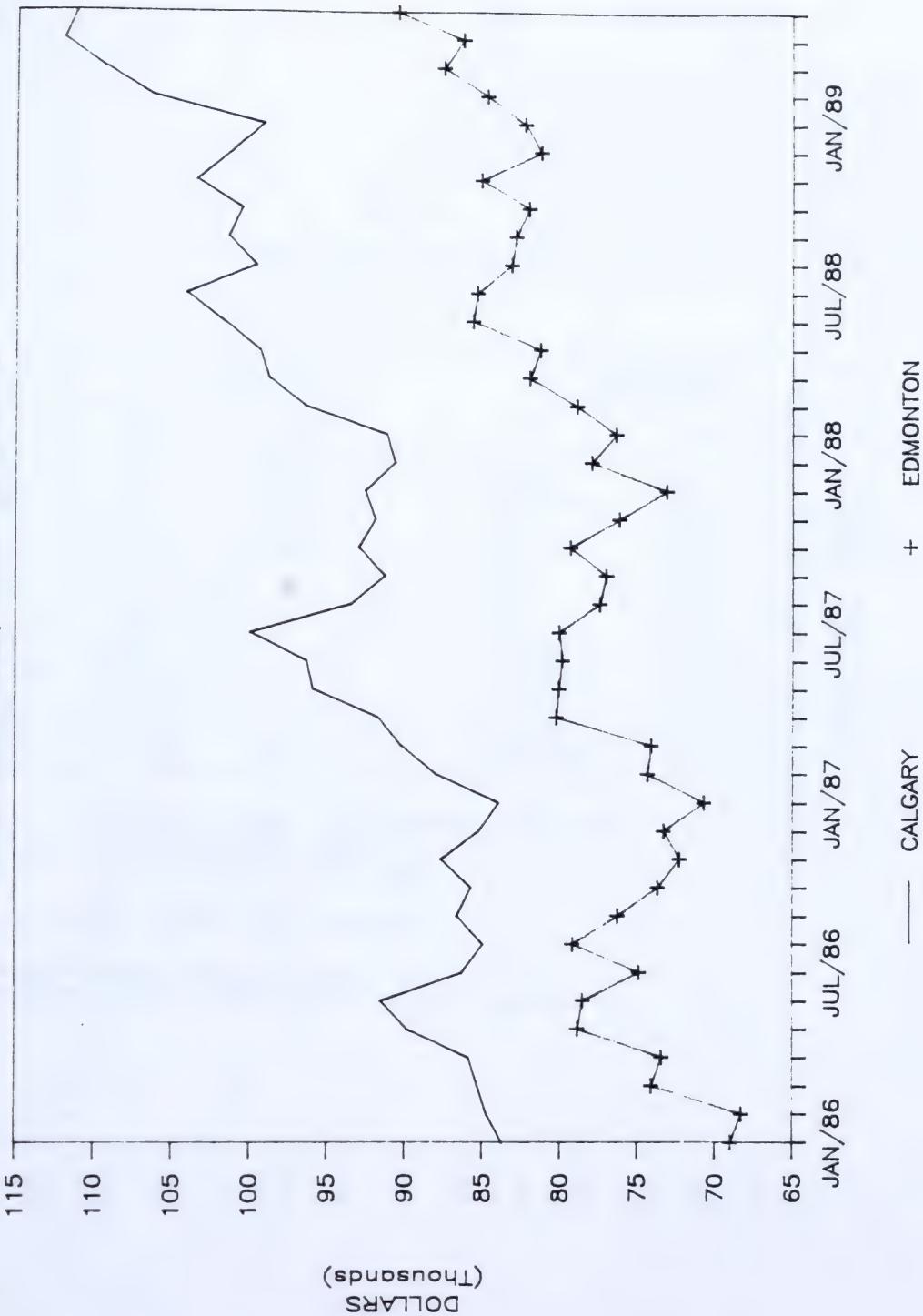


FIGURE 13
NEW HOUSE PRICE INDICES, CALG. & EDM.

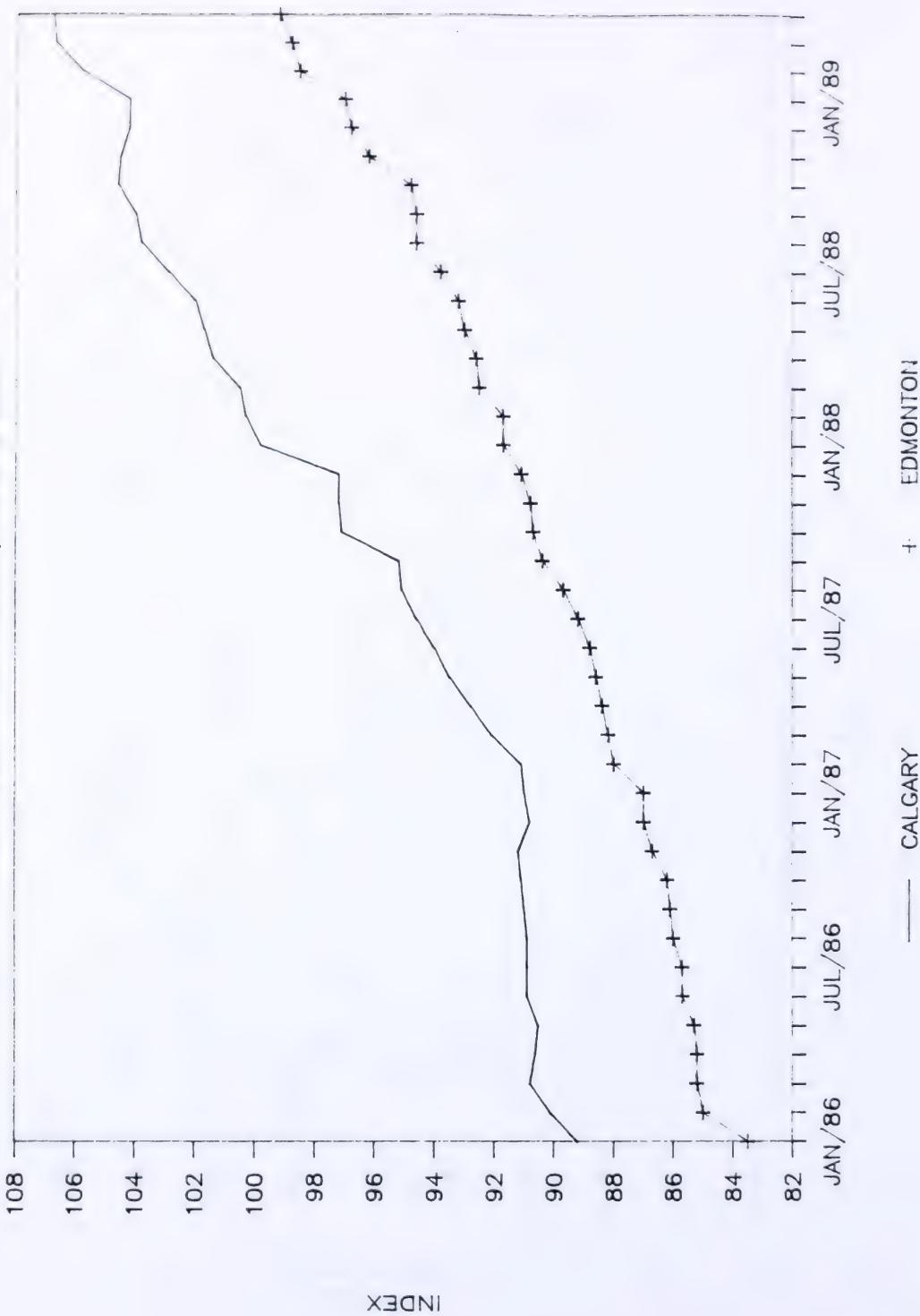


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

	CALGARY**		EDMONTON***	
	1988	1989	1988	1989
JANUARY	99.8	104.2	JANUARY	91.7
FEBRUARY	100.3	105.8	FEBRUARY	91.7
MARCH	100.5	106.7	MARCH	92.5
APRIL	101.4	106.8	APRIL	92.6
MAY	101.7		MAY	93.0
JUNE	101.7		JUNE	93.0
JULY	102.9		JULY	93.8
AUGUST	103.8		AUGUST	94.6
SEPTEMBER	104.0		SEPTEMBER	94.6
OCTOBER	104.6		OCTOBER	94.8
NOVEMBER	104.5		NOVEMBER	96.2
DECEMBER	104.2		DECEMBER	96.8

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

65-100
JUN 23 1989

RESIDENTIAL CONSTRUCTION IN ALBERTA

JUNE 1989

Alberta
MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

**RESIDENTIAL CONSTRUCTION
IN ALBERTA
JUNE 1989**

**ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT**

**ISSN 0823-3047
05/89 (250)**

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D. Multiplex Listings Service (M.L.S.)

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* * * *

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HIGHLIGHTS

Alberta

- In the second quarter, housing starts jumped sharply to 3,727 units, up 29% from 2,888 for 1988. The 5,848 starts for the first half of 1989 were 26% ahead of last year's level (4,654).

Urban Alberta

- Housing starts for urban Alberta amounted to 1,174 units in June, up 25% from the June 1988 figure of 940.
- Total starts for the first six months showed a 34% increase over the same period last year to 5,118 units.
- Ft. McMurray, Lethbridge, Red Deer and Wetaskiwin were the centres recorded decreases in housing starts for the first half of this year.
- Housing under construction continued to increase to 4,651 units from 4,364 the month before, a jump of 40% compared to June 1988.

Calgary

- Calgary's housing starts increased substantially to 572 units last month, up 67% over June 1988.
- Total starts to date (2,568) also rose by 62% over the previous year. 268 multiples were started for the first six months of this year compared with only 58 units last year.
- Housing under construction continued its upward movement to 2,198 units in June. The inventory of newly completed and unoccupied housing also trended upward to 233 units with 462 units completed during the month.
- In the resale market, sales for the month of June (1,343 units) were 21% below last year's level. However, total sales to date still showed a 5% increase over 1988.

- The average selling price dropped further to \$110,751 from \$111,169 in May. The new housing price index, however, continued to increase to 107.3 in May, up 5.5% over last year.

Edmonton

- Edmonton's starts increased again from the previous year to 476 units, 9% ahead of June 1988 levels (437).
- Starts for the first half totalled 2,001, 13% above last year's total of 1,763. Multiples jumped by 134% while singles increased by 3%.
- Housing under construction rose to 1,956 units, 50% higher than the June 1988 level (1,302). Inventory of newly completed and unoccupied housing also increased to 164 units as did the rate of absorption which increased to 67% compared to 61% the month before.
- The resale housing market activity remained extremely active as indicated by the ratio of sales-to-listings, which reached .69, and the 8% increase (to 1,054) in sales over June 1988. Sales to date totalled 5,260, 13% ahead of last year.
- With this increase in sales, the average resale house price increased to \$91,281 from \$90,502 last month. The new housing price index jumped sharply to 100.7 in May, up nearly 2% in one month and up 8% over 1988.

TABLE 1

JUN-89

*HOUSING STARTS BY TYPE
URBAN ALBERTA*

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
	528	44	0	0	572	67
CALGARY	1	0	0	0	1	-67
CAMROSE	425	16	35	0	476	9
EDMONTON M.A.	1	0	0	0	1	80
FORT MCMURRAY	26	0	0	0	26	86
GRANDE PRAIRIE	5	2	0	0	7	85
LETHBRIDGE	3	0	0	0	3	200
LLOYDMINSTER(ALTA. PART)	16	0	0	0	16	14
MEDICINE HAT	26	4	16	0	46	23
RED DEER	8	0	0	0	8	167
WETASKIWIN	16	2	0	0	18	29
OTHER CENTRES **						
TOTAL	1055	68	51	0	1174	25

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT
 ** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A
CUMULATIVE STARTS - CALGARY

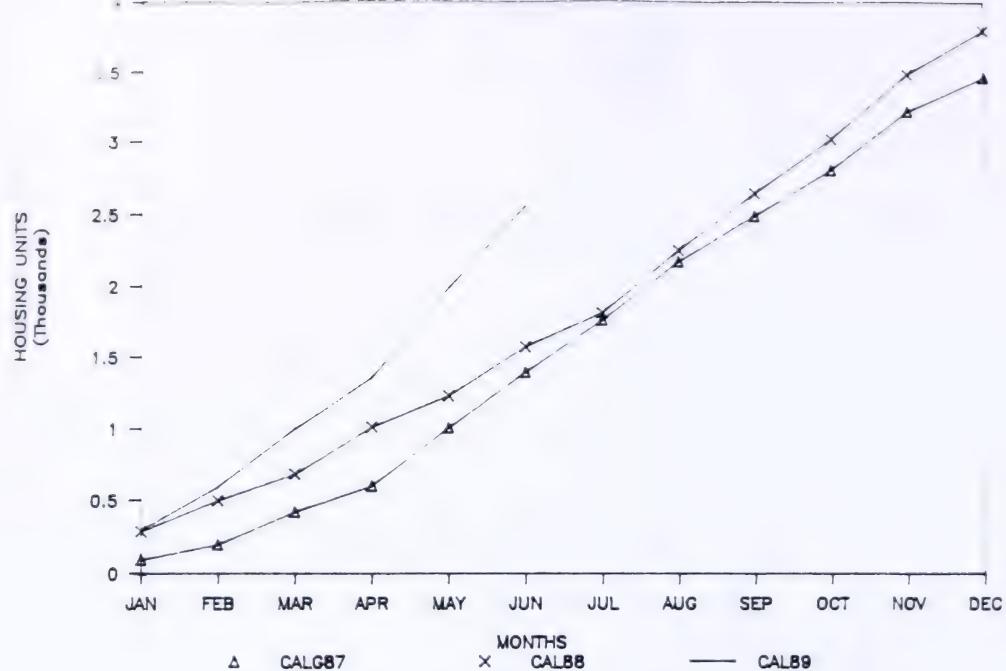


FIGURE 1B
CUMULATIVE STARTS - EDMONTON

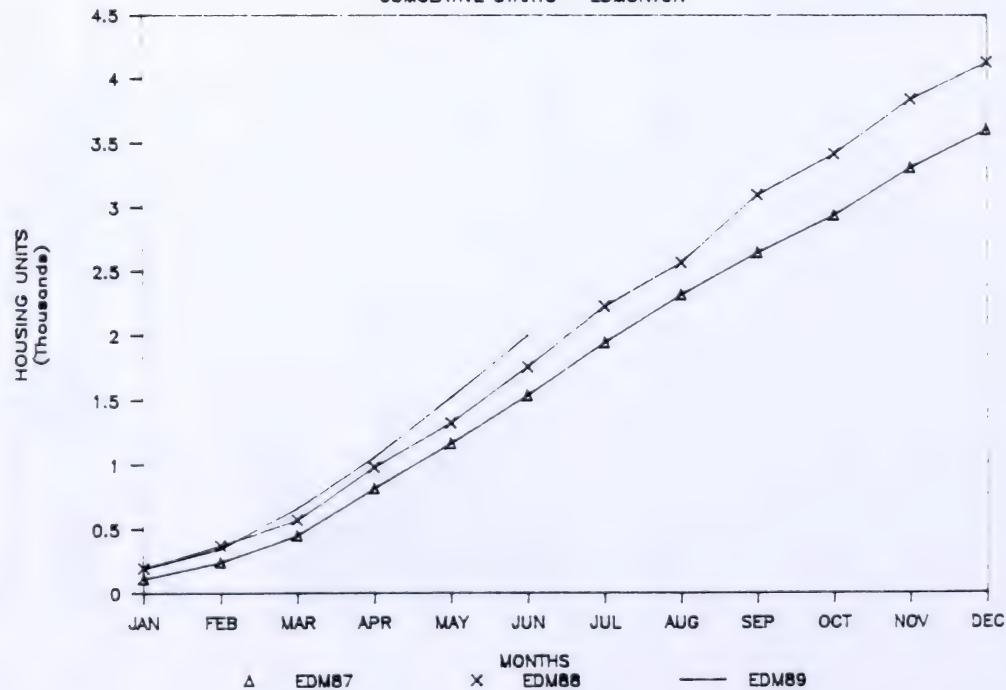


TABLE 2

JUN-89

JANUARY TO DATE HOUSING STARTS
 COMPARED WITH THE SAME
 TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES	SEMIS	ROW	APT	TOTAL		PERCENT CHANGE IN TOTAL STARTS
					1988	1989	
CALGARY	1523	2300	22	120	25	148	11
CAMROSE	10	14	0	0	0	0	0
EDMONTON M.A.	1625	1678	68	108	44	128	26
FORT MCMURRAY	11	6	0	0	0	0	0
GRANDE PRAIRIE	57	93	2	0	0	0	0
LETHBRIDGE	78	62	4	4	0	0	0
LLOYDMINSTER(ALTA. PART)	6	15	0	2	0	0	0
MEDICINE HAT	58	78	6	2	0	0	0
RED DEER	91	101	4	20	85	22	0
WETASKIWIN	17	19	2	0	6	0	0
OTHER CENTRES **	34	36	2	4	0	0	0
TOTAL	3510	4402	110	260	160	298	44
PERCENT CHANGE BY TYPE					136	86	158
						259	34

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2

MONTHLY HOUSING STARTS, URBAN ALBERTA

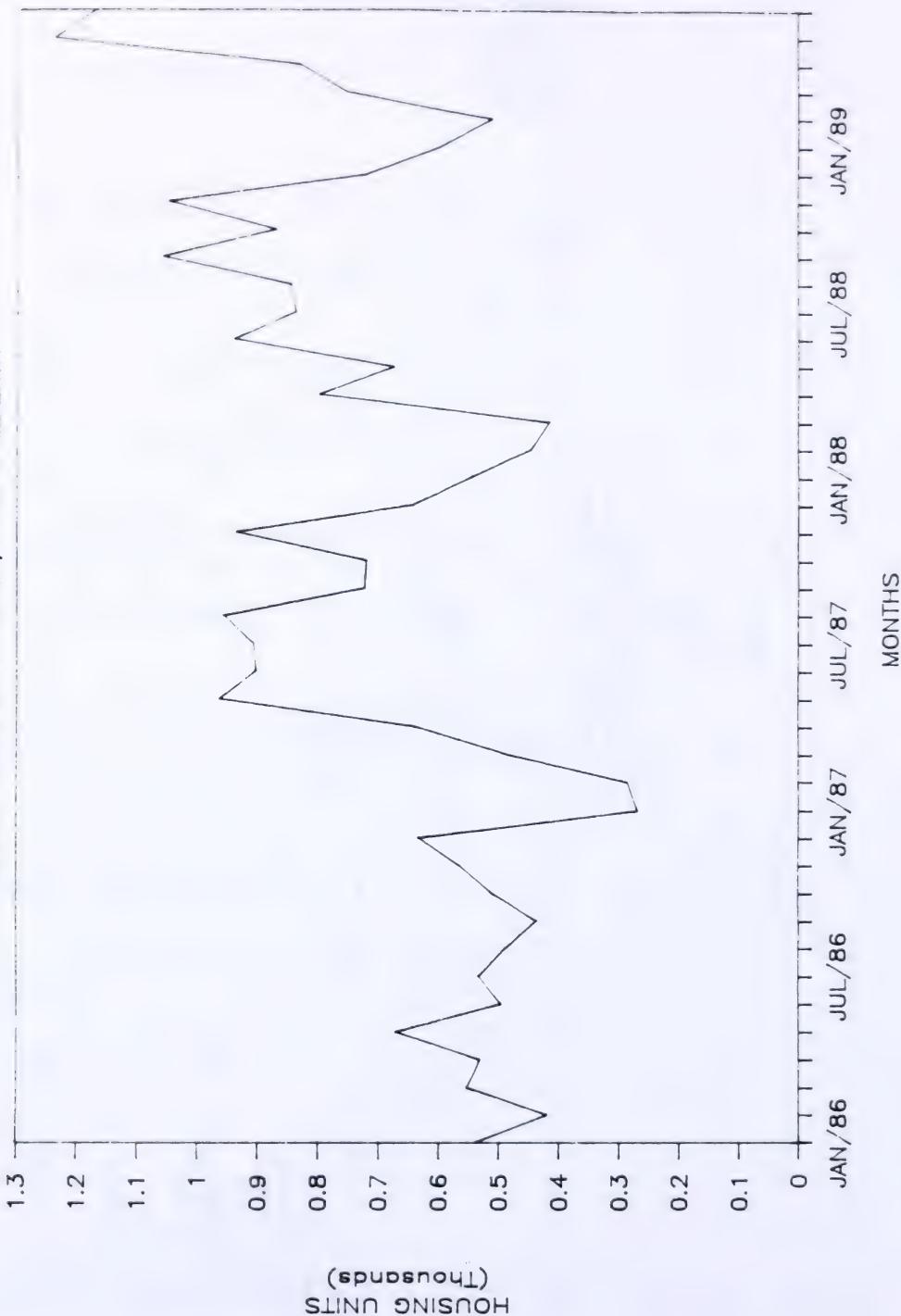


TABLE 3
MONTHLY HOUSING STARTS IN URBAN ALBERTA*
 1988-1989

	1988	1989	<i>PERCENT CHANGE</i>
JANUARY	547	600	10
FEBRUARY	447	513	15
MARCH	416	755	81
APRIL	799	834	4
MAY	675	1242	84
JUNE	940	1174	25
JULY	838		
AUGUST	847		
SEPTEMBER	1060		
OCTOBER	871		
NOVEMBER	1050		
DECEMBER	722		
TOTAL	9212	5118	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3

MULTIPLES AS % OF STARTS, URBAN ALBERTA

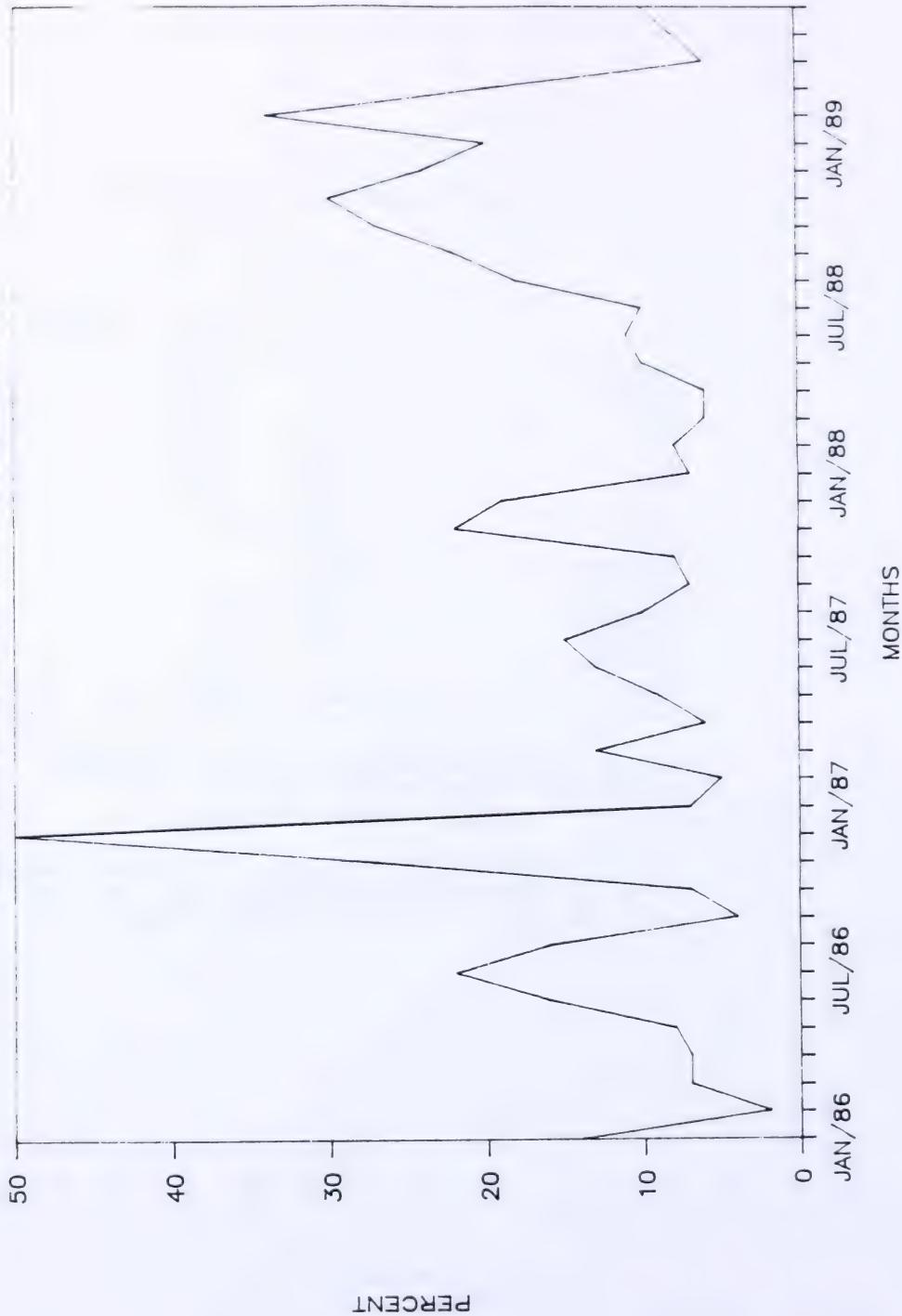


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1988-1989

1988

	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	547	508	39	7
FEBRUARY	447	413	34	8
MARCH	416	390	26	6
APRIL	799	754	45	6
MAY	675	610	65	10
JUNE	940	835	105	11
JULY	838	753	85	10
AUGUST	847	694	153	18
SEPTEMBER	1060	826	234	22
OCTOBER	871	633	238	27
NOVEMBER	1050	740	310	30
DECEMBER	722	547	175	24
TOTAL	9212	7703	1509	16

1989

JANUARY	600	478	122	20
FEBRUARY	513	340	173	34
MARCH	755	606	149	20
APRIL	834	780	54	6
MAY	1242	1143	99	8
JUNE	1174	1055	119	10
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	5118	4402	716	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A
MULTIPLES AS % OF STARTS, CALGARY

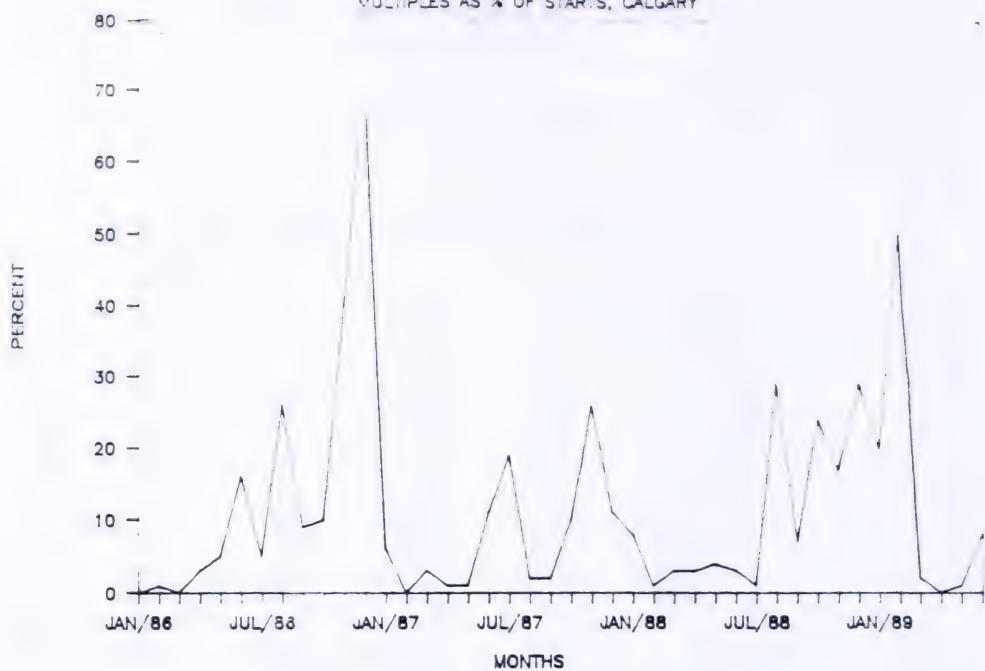


FIGURE 4B
MULTIPLES AS % OF STARTS, EDMONTON

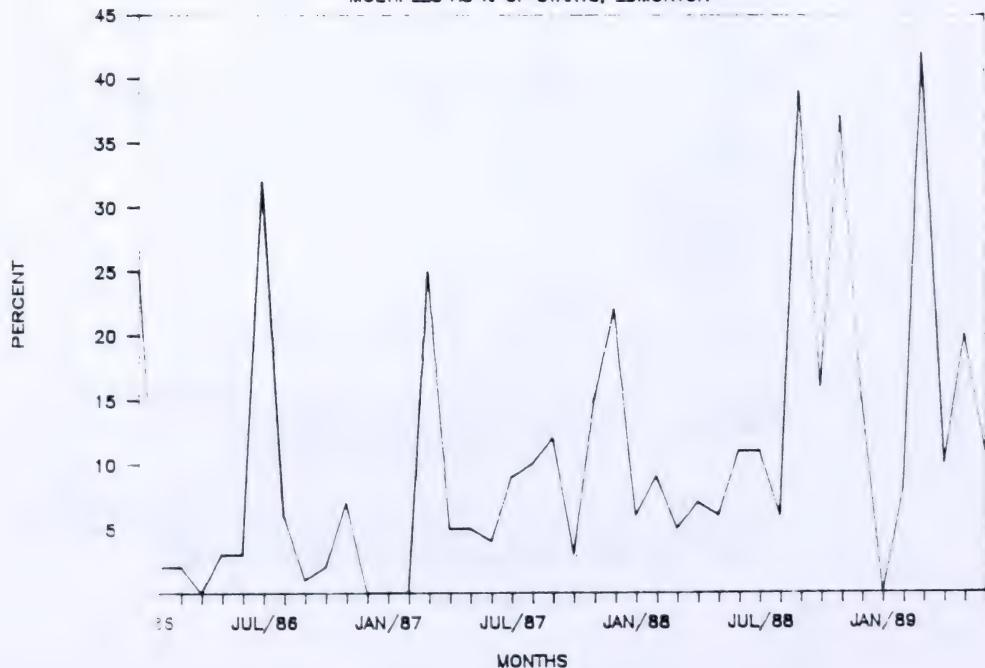


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

CALGARY				EDMONTON(METRO)					
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		
JANUARY	290	268	22	8	JANUARY	200	188	12	6
FEBRUARY	214	212	2	1	FEBRUARY	174	159	15	9
MARCH	183	177	6	3	MARCH	201	190	11	5
APRIL	334	325	9	3	APRIL	409	379	30	7
MAY	217	209	8	4	MAY	342	320	22	6
JUNE	343	332	11	3	JUNE	437	389	48	11
JULY	241	239	2	1	JULY	466	415	51	11
AUGUST	439	313	126	29	AUGUST	343	322	21	6
SEPTEMBER	396	368	28	7	SEPTEMBER	527	323	204	39
OCTOBER	377	285	92	24	OCTOBER	320	270	50	16
NOVEMBER	455	377	78	17	NOVEMBER	427	271	156	37
DECEMBER	311	222	89	29	DECEMBER	287	243	44	15
TOTAL	3800	3327	473	12	TOTAL	4133	3469	664	16
CALGARY				EDMONTON(METRO)					
JANUARY	297	239	58	20	JANUARY	193	193	0	0
FEBRUARY	301	149	152	50	FEBRUARY	158	146	12	8
MARCH	407	397	10	2	MARCH	313	182	131	42
APRIL	358	358	0	0	APRIL	395	357	38	10
MAY	633	629	4	1	MAY	466	375	91	20
JUNE	572	528	44	8	JUNE	476	425	51	11
JULY				JULY					
AUGUST				AUGUST					
SEPTEMBER				SEPTEMBER					
OCTOBER				OCTOBER					
NOVEMBER				NOVEMBER					
DECEMBER				DECEMBER					
TOTAL	2568	2300	268	-	TOTAL	2001	1678	323	-

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

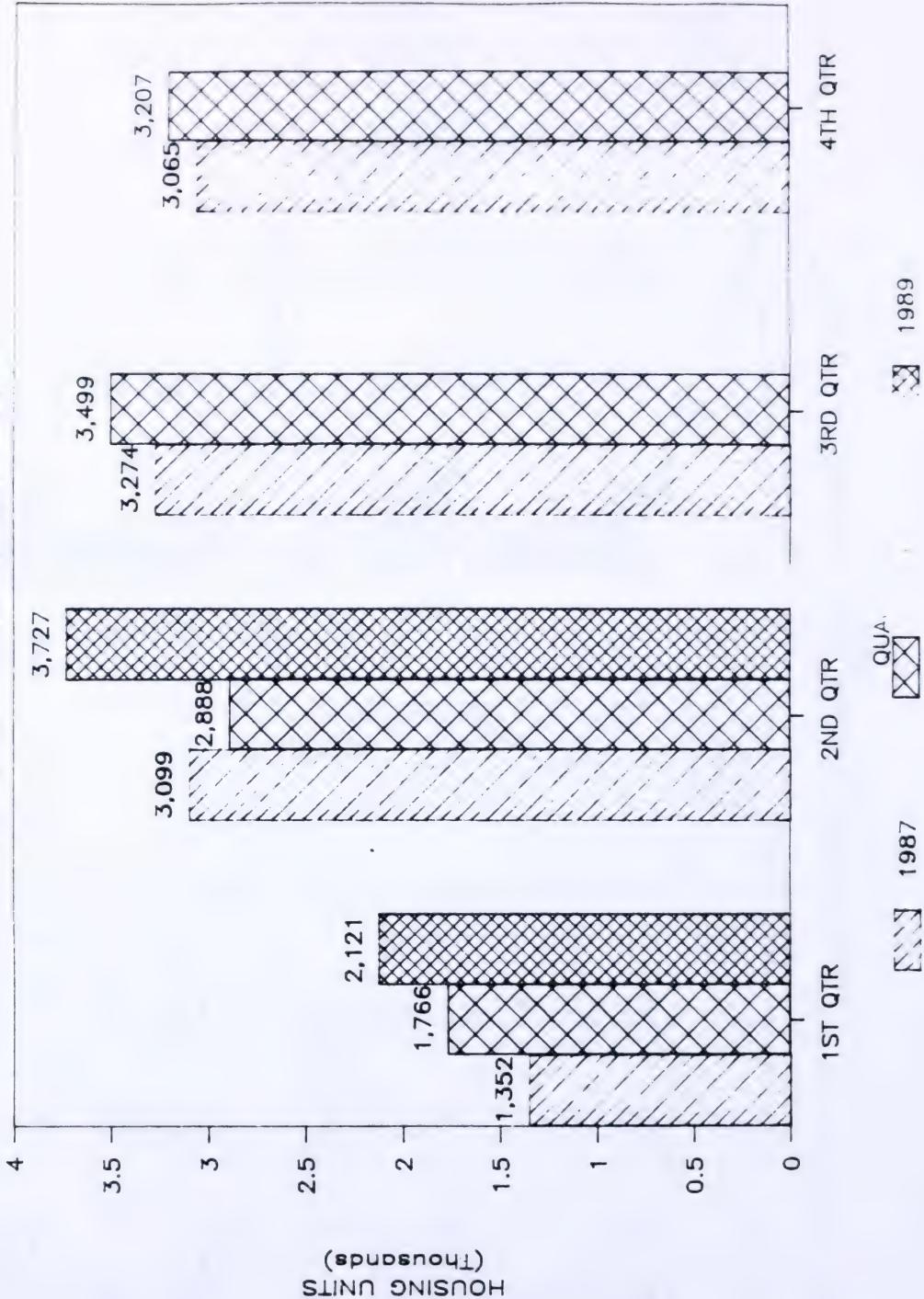


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1988	1989	PERCENT CHANGE
FIRST QUARTER	1766	2121	20
SECOND QUARTER	2888	3727	29
THIRD QUARTER	3499	-	-
FOURTH QUARTER	3207	-	-
TOTAL	11360	5848	-

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

TABLE 7

JUN-89

*HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA*

CITY	SINGLES	SEMITS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	448	14	0	0	462	30
CAMROSE	2	0	0	0	2	50
EDMONTON M.A.	303	14	32	0	349	4
FORT MCMURRAY	1	0	0	0	1	0
GRANDE PRAIRIE	11	0	0	0	11	31
LETHBRIDGE	22	0	0	0	22	4
LLOYDMINSTER(ALTA. PART)	6	2	0	0	8	*
MEDICINE HAT	14	0	0	0	14	7
RED DEER	9	4	0	0	13	7
WETASKIWIN	4	0	0	0	4	73
OTHER CENTRES **	9	0	0	0	9	50
 TOTAL	 829	 34	 32	 0	 895	 14

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

JUN-89

*HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA*

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1682	264	245	7	2198	37
CAMROSE	9	0	0	20	29	222
EDMONTON M.A.	1366	146	115	329	1956	50
FORT MCMURRAY	5	0	0	0	5	-55
GRANDE PRAIRIE	69	0	0	0	69	64
LETHBRIDGE	53	10	3	49	115	67
LLOYDMINSTER(ALTA. PART)	12	2	0	0	14	1300
MEDICINE HAT	60	2	0	39	101	-11
RED DEER	63	6	40	0	109	-16
WETASKIWIN	15	0	0	0	15	25
OTHER CENTRES **	32	4	4	0	40	60
TOTAL	3366	434	407	444	4651	40

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT
 ** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

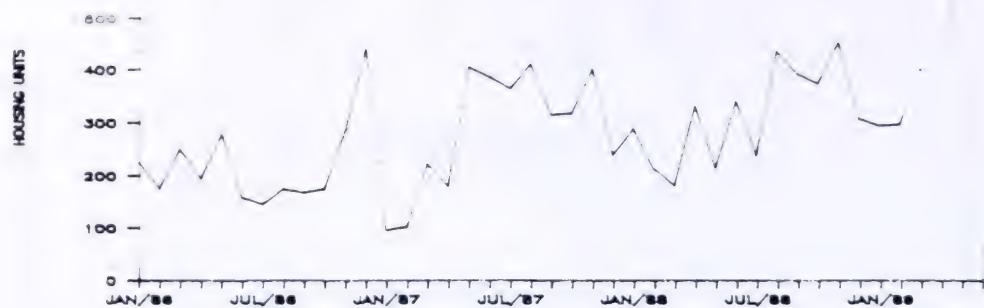


FIGURE 6B
COMPLETIONS - CALGARY

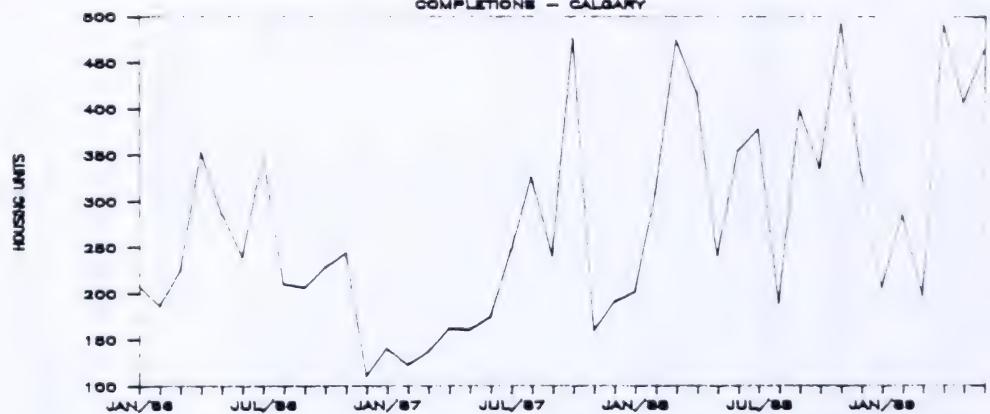


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

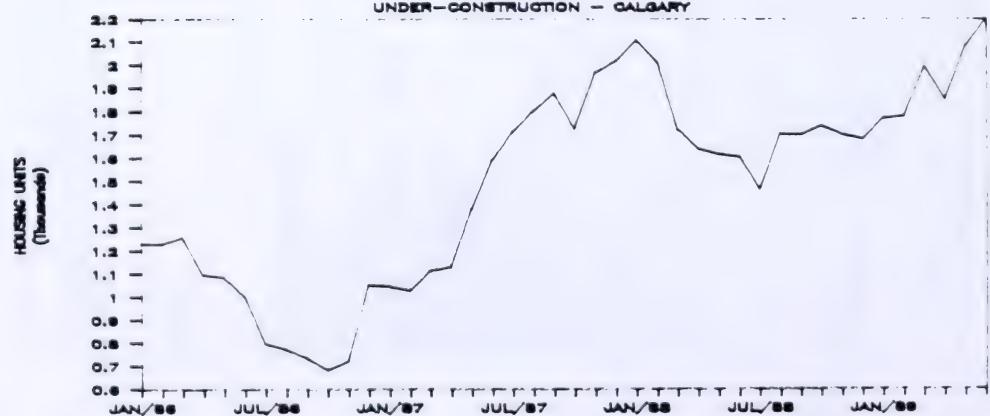


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

	1988		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	290	202	2107
FEBRUARY	214	308	2013
MARCH	183	474	1722
APRIL	334	418	1638
MAY	217	241	1614
JUNE	343	355	1602
JULY	241	378	1464
AUGUST	439	189	1705
SEPTEMBER	396	399	1700
OCTOBER	377	336	1740
NOVEMBER	455	492	1701
DECEMBER	311	331	1681
	1989		
JANUARY	297	206	1772
FEBRUARY	301	285	1783
MARCH	407	198	1992
APRIL	358	491	1854
MAY	633	407	2080
JUNE	572	462	2198
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

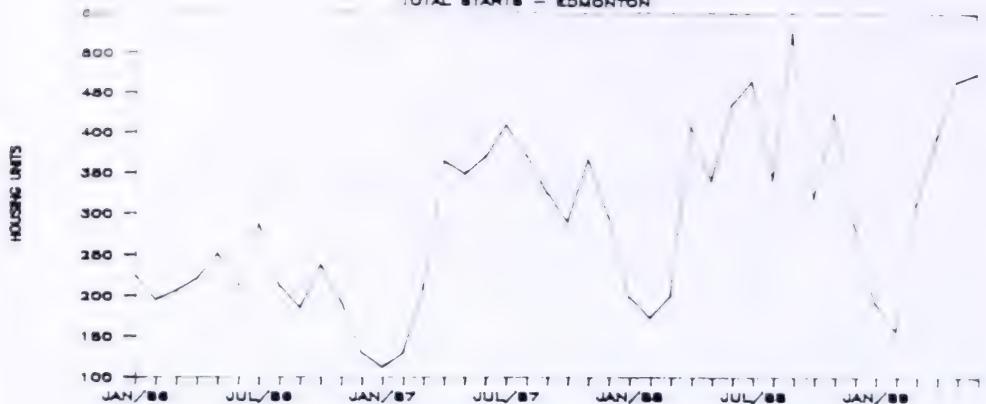


FIGURE 7B
COMPLETIONS - EDMONTON

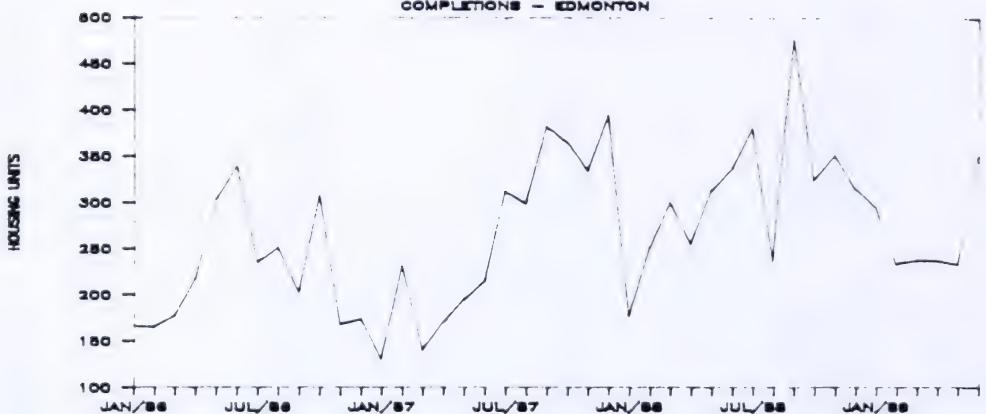


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

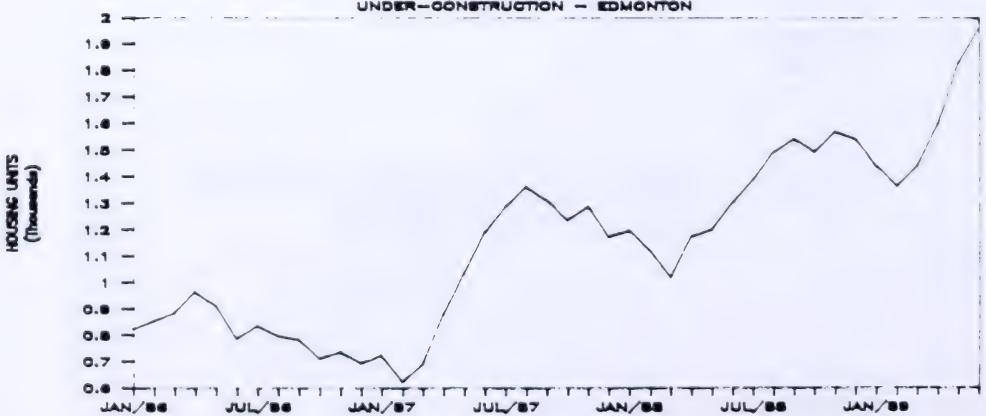


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

	1988		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	200	177	1195
FEBRUARY	174	251	1118
MARCH	201	300	1019
APRIL	409	256	1173
MAY	342	313	1202
JUNE	437	337	1302
JULY	466	380	1388
AUGUST	343	237	1491
SEPTEMBER	527	476	1543
OCTOBER	320	325	1493
NOVEMBER	427	351	1569
DECEMBER	287	315	1541

	1989		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	193	295	1440
FEBRUARY	158	234	1364
MARCH	313	238	1439
APRIL	395	237	1596
MAY	466	233	1829
JUNE	476	349	1956
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 8
NEWLY COMPLETED & UNOCCUPIED - EDMONTON

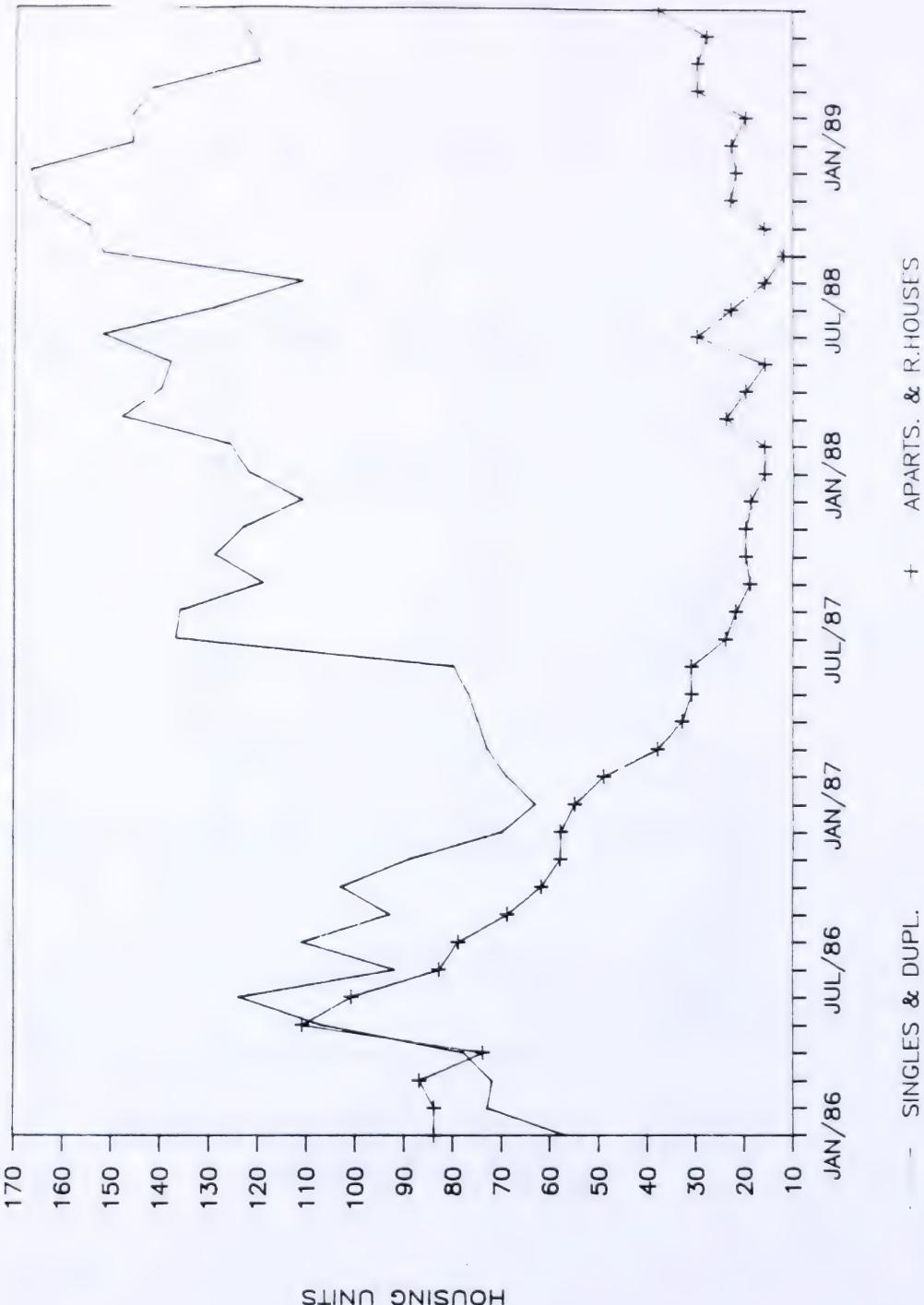


TABLE 11

**EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES**

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1988					
JANUARY	122	16	138	177	55
FEBRUARY	126	16	142	251	63
MARCH	148	24	172	300	61
APRIL	140	20	160	256	63
MAY	138	16	154	313	67
JUNE	152	30	182	337	63
JULY	129	23	152	380	73
AUGUST	111	16	127	237	67
SEPTEMBER	152	12	164	476	73
OCTOBER	155	16	171	325	65
NOVEMBER	165	23	188	351	64
DECEMBER	167	22	189	315	62
1989					
JANUARY	146	23	169	295	65
FEBRUARY	146	20	166	234	59
MARCH	142	30	172	238	57
APRIL	120	30	150	237	63
MAY	122	28	150	233	61
JUNE	126	38	164	349	67
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

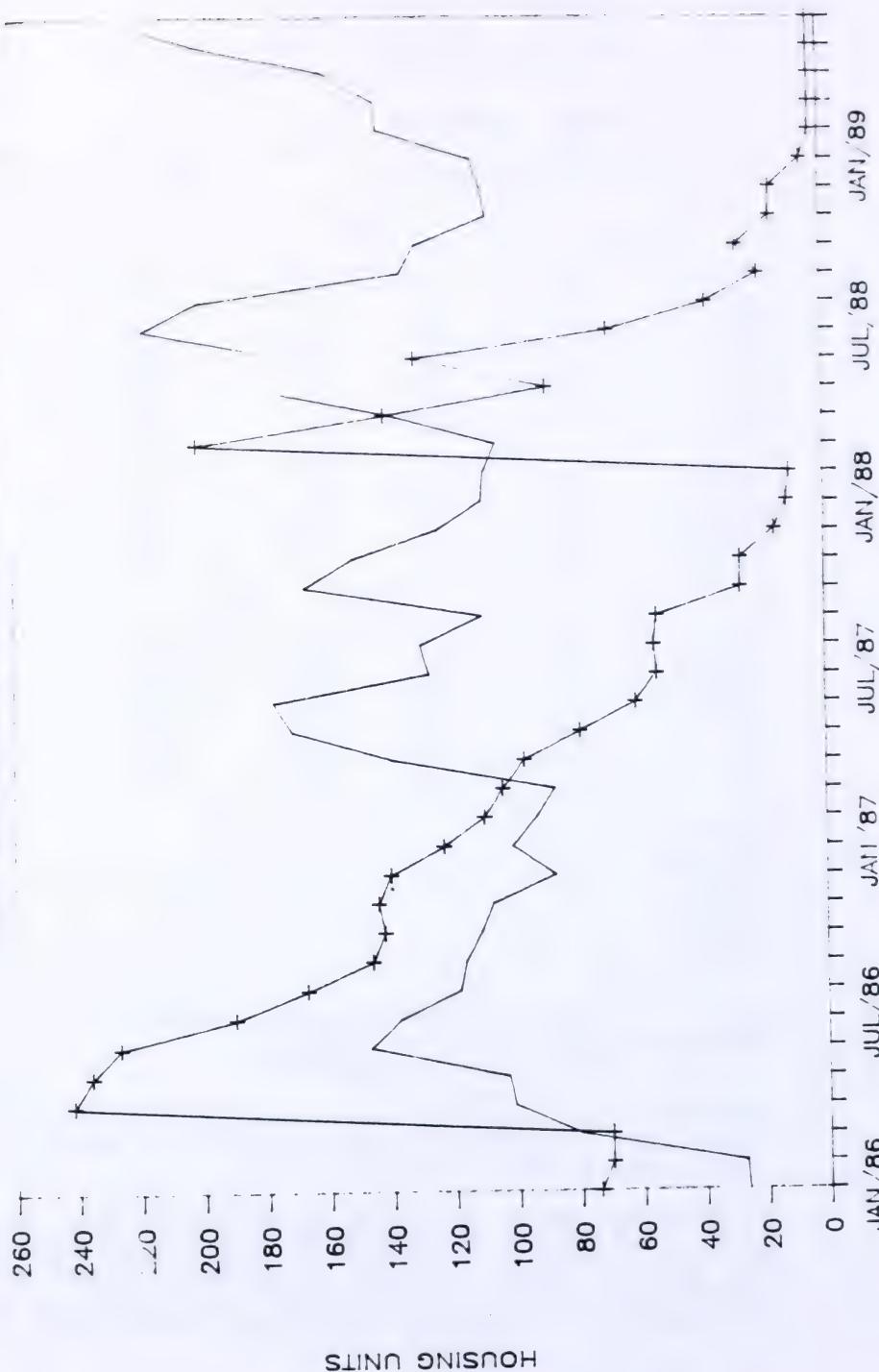
*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET CALCULATED AS FOLLOWS:(NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH)DIVIDED BY(NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED -- CALGARY



HOUSING UNITS

+ APARTS. & ROOMING HOUSES
- SINGLES & DUPLEXES

TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1988					
JANUARY	110	12	122	202	64
FEBRUARY	109	11	120	308	72
MARCH	105	201	306	474	48
APRIL	139	141	280	418	61
MAY	184	89	273	241	48
JUNE	170	131	301	355	52
JULY	218	69	287	378	58
AUGUST	200	37	237	189	50
SEPTEMBER	135	20	155	399	76
OCTOBER	130	27	157	336	68
NOVEMBER	107	16	123	492	81
DECEMBER	109	16	125	331	72
1989					
JANUARY	112	6	118	206	64
FEBRUARY	142	3	145	285	64
MARCH	143	3	146	198	57
APRIL	159	3	162	491	75
MAY	201	3	204	407	64
JUNE	230	3	233	462	65
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10
EDMONTON LISTINGS AND SALES

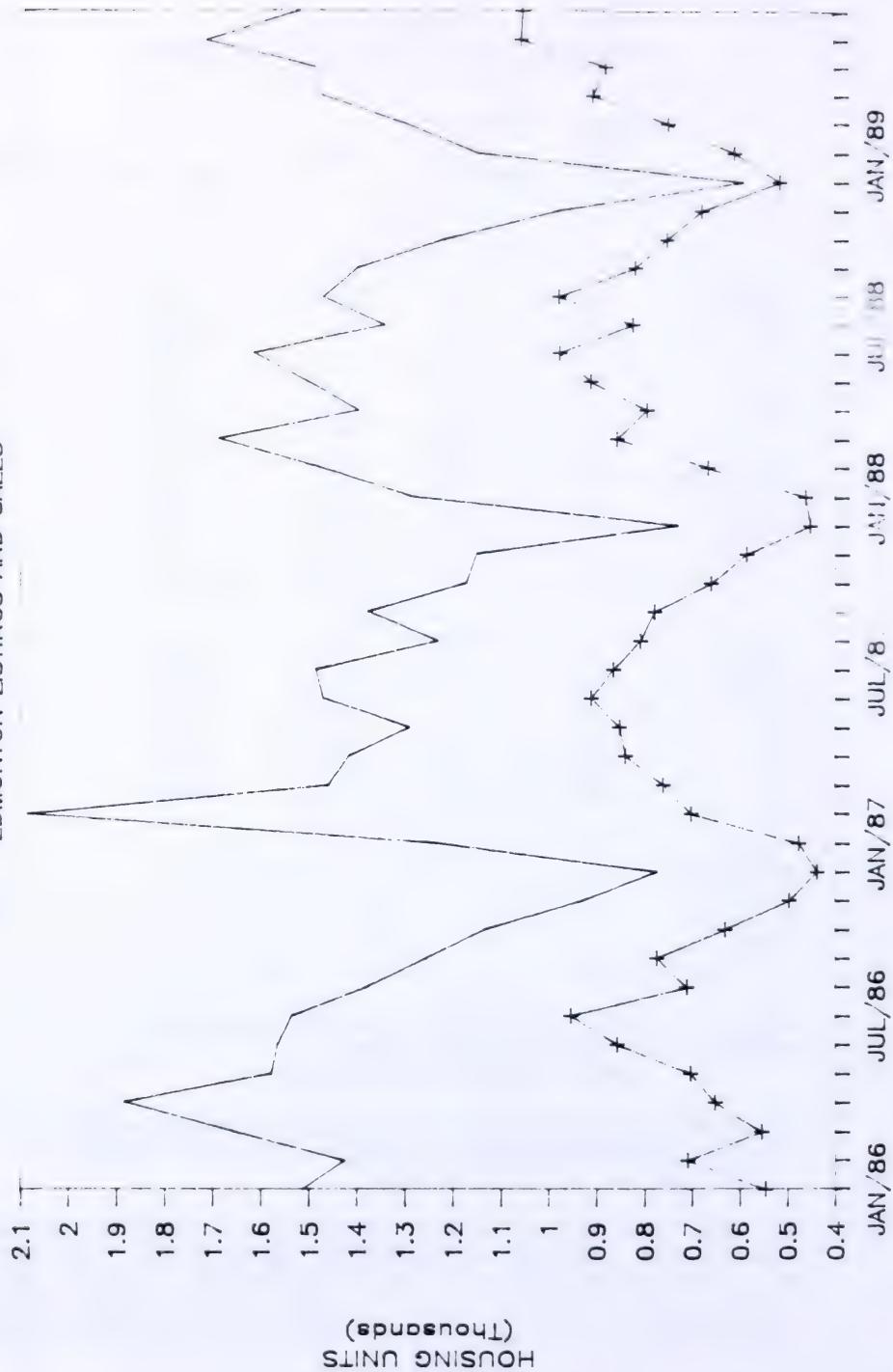


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

	1988			
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1288	463	.36	77982
FEBRUARY	1478	667	.45	76385
MARCH	1688	858	.51	78935
APRIL	1397	795	.57	82004
MAY	1502	913	.61	81285
JUNE	1616	978	.61	85636
JULY	1343	824	.61	85372
AUGUST	1472	979	.67	83181
SEPTEMBER	1398	818	.59	82881
OCTOBER	1218	751	.62	82043
NOVEMBER	978	678	.69	85120
DECEMBER	590	515	.87	81271

	1989			
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1150	610	.53	82311
FEBRUARY	1297	750	.58	84760
MARCH	1474	908	.62	87552
APRIL	1491	880	.59	86301
MAY	1719	1058	.62	90502
JUNE	1522	1054	.69	91281
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 11
CALGARY LISTINGS AND SALES

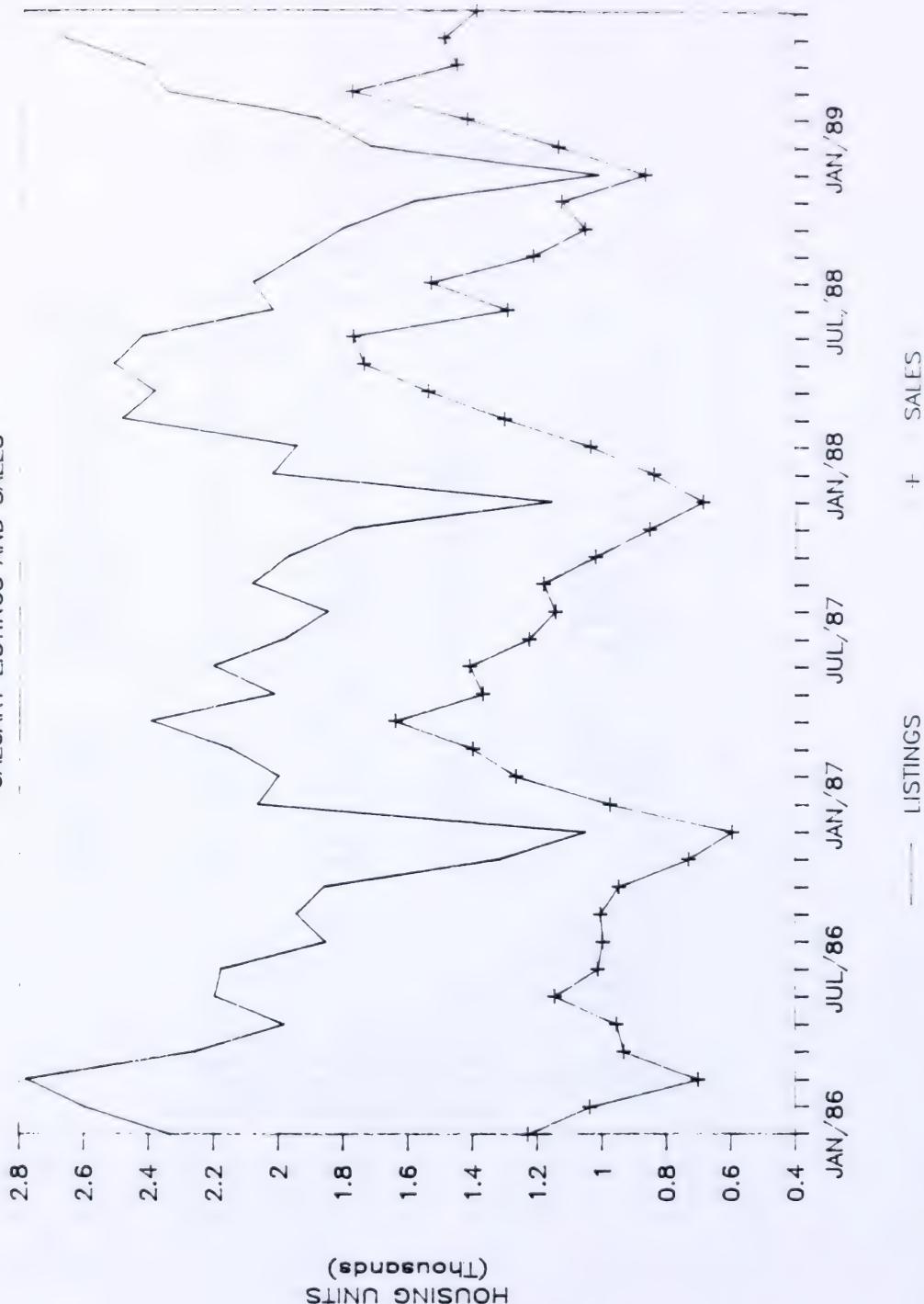


TABLE 14
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

	1988			
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1945	841	.43	90623
FEBRUARY	1945	1038	.53	91213
MARCH	2485	1305	.53	96389
APRIL	2384	1541	.65	98765
MAY	2512	1740	.69	99368
JUNE	2422	1774	.73	101695
JULY	2019	1295	.64	104129
AUGUST	2083	1532	.74	99602
SEPTEMBER	1941	1214	.63	101425
OCTOBER	1803	1054	.58	100538
NOVEMBER	1582	1127	.71	103471
DECEMBER	1010	866	.86	101210

	1989			
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1721	1138	.66	99141
FEBRUARY	1880	1421	.76	106355
MARCH	2349	1778	.76	109406
APRIL	2423	1453	.60	112019
MAY	2666	1494	.56	111169
JUNE	2722	1393	.51	110751
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 12
AVERAGE SALE PRICES, CALGARY & EDMONTON

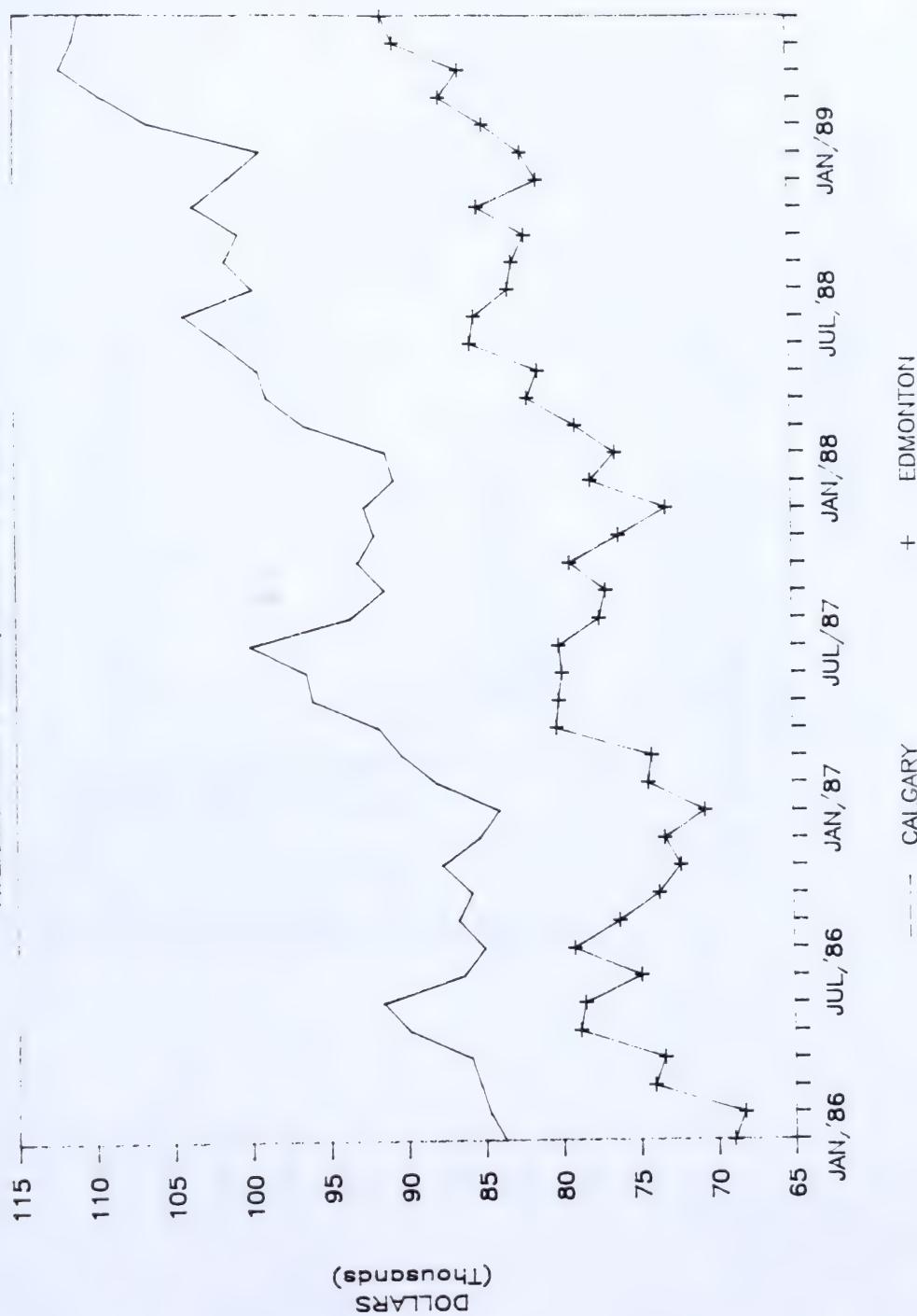


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

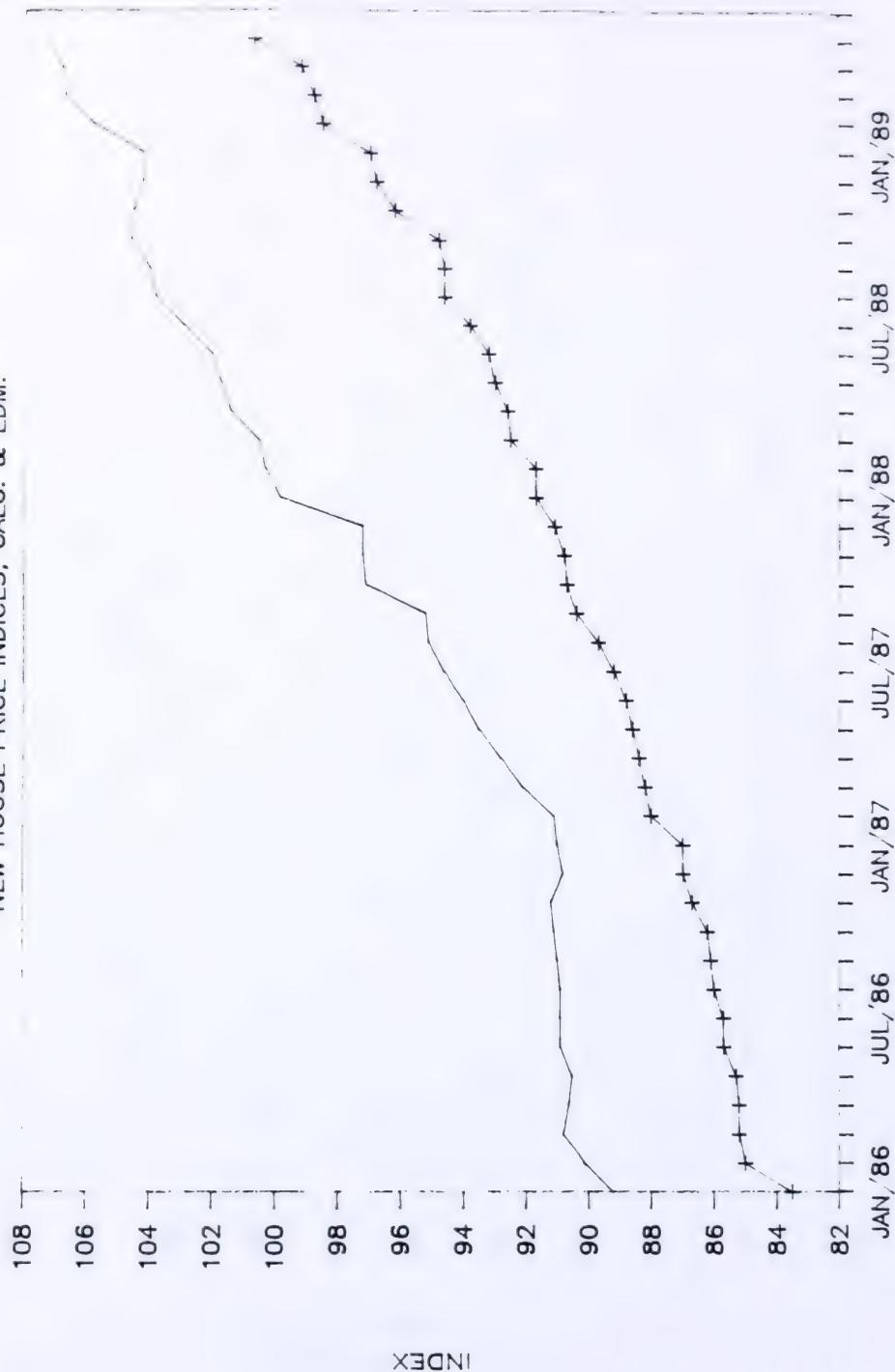


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

	CALGARY**		EDMONTON***		
	1988	1989		1988	1989
JANUARY	99.8	104.2	JANUARY	91.7	97.0
FEBRUARY	100.3	105.8	FEBRUARY	91.7	98.5
MARCH	100.5	106.7	MARCH	92.5	98.8
APRIL	101.4	106.8	APRIL	92.6	99.2
MAY	101.7	107.3	MAY	93.0	100.7
JUNE	101.7		JUNE	93.0	
JULY	102.9		JULY	93.8	
AUGUST	103.8		AUGUST	94.6	
SEPTEMBER	104.0		SEPTEMBER	94.6	
OCTOBER	104.6		OCTOBER	94.8	
NOVEMBER	104.5		NOVEMBER	96.2	
DECEMBER	104.2		DECEMBER	96.8	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

SEI - U 1980

RESIDENTIAL CONSTRUCTION IN ALBERTA

JULY 1989

Alberta
MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

**RESIDENTIAL CONSTRUCTION
IN ALBERTA
JULY 1989**

**ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT**

**ISSN 0823-3047
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D. Multiple Listings Service (M.L.S.)

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* * * *

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* * * *

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HIGHLIGHTS

Alberta

- In the second quarter, housing starts jumped sharply to 3,727 units, up 29% from 2,888 for 1988. The 5,848 starts for the first half of 1989 were 26% ahead of last year's level (4,654).

Urban Alberta

- A total of 1,498 units were started in urban Alberta for July 1989. Last year's urban starts for July was 838.
- Cumulative total starts in July rose by 42% to 6,616 units from 4,662 in July 1988.
- Resource based centers continued to show dismal changes in housing construction activities. Over the last seven months, Fort McMurray had 7 total starts while Lloydminster had 23 total starts.

Calgary

- In Calgary July total starts was 741 units, compared to 241 units in July 1988. These figures are the highest for monthly total starts over the last four years.
- To date, 3,309 starts have been realized, compared to 1,822 units in July 1988. Of these cumulative starts, multiples were up to 504 units from 60 last year same month.
- The number of houses under construction were 2,232 up 52.5% from 1,464 last year's July. New completions also went up 20% to 454 units from 378 units last year same month.
- Resale market dropped slightly to 1,213 units sold in July 1989 from 1,295 units last year same month. More than half of the houses listed for sale, were sold in the same month.

- In Calgary the average re-sale price for July was \$109,500 compared to \$110,700 in June this year. In July 1988 the average price was \$104,000. New house price index is still on the increase.

Edmonton

- Total starts in Edmonton were 624 units, which is a new record high in the last four years. Of these units 166 were multiples. The July starts represented a 34% increase in residential construction activities since July 1988, when 466 units were started, including 51 multiples.
- Cumulative total starts rose to 2,625 units from 2,229 in July 1988. Multiple starts accumulated to 489 units compared to 189 for July 1988.
- Houses under construction were 2,010 units which is a new peak over the last four years, while completions increased by 47% to 558 units from 380 in July 1988.
- House resale market is slightly higher than it was a year ago. In July, 959 units were sold, compared to 824 units sold in July 1988. The ratio of sales to listings is around 0.6; slightly lower than it was a year ago.
- July's average resale price was \$88,400 compared with \$85,400 for July 1988, or 3.6% higher than last year and a 3% drop from the previous month. Prices for new homes is still on the rise in Edmonton.

TABLE 1

JUL-89

*HOUSING STARTS BY TYPE
URBAN ALBERTA*

CITY	SINGLES	SEmis	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	505	12	180	44	741	207
CAMROSE	7	0	4	0	11	175
EDMONTON M.A.	458	14	66	86	624	34
FORT McMURRAY	1	0	0	0	1	-83
GRANDE PRAIRIE	14	0	0	0	14	-7
LETHBRIDGE	26	0	0	8	34	0
LLOYDMINSTER(ALTA. PART)	6	0	0	0	6	40
MEDICINE HAT	26	0	0	0	26	-26
RED DEER	14	4	0	0	18	14
WETASKIWIN	5	0	0	0	5	25
OTHER CENTRES **	18	0	0	0	18	800
<i>TOTAL</i>	1080	30	250	138	1498	79

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A

CUMULATIVE STARTS - CALGARY

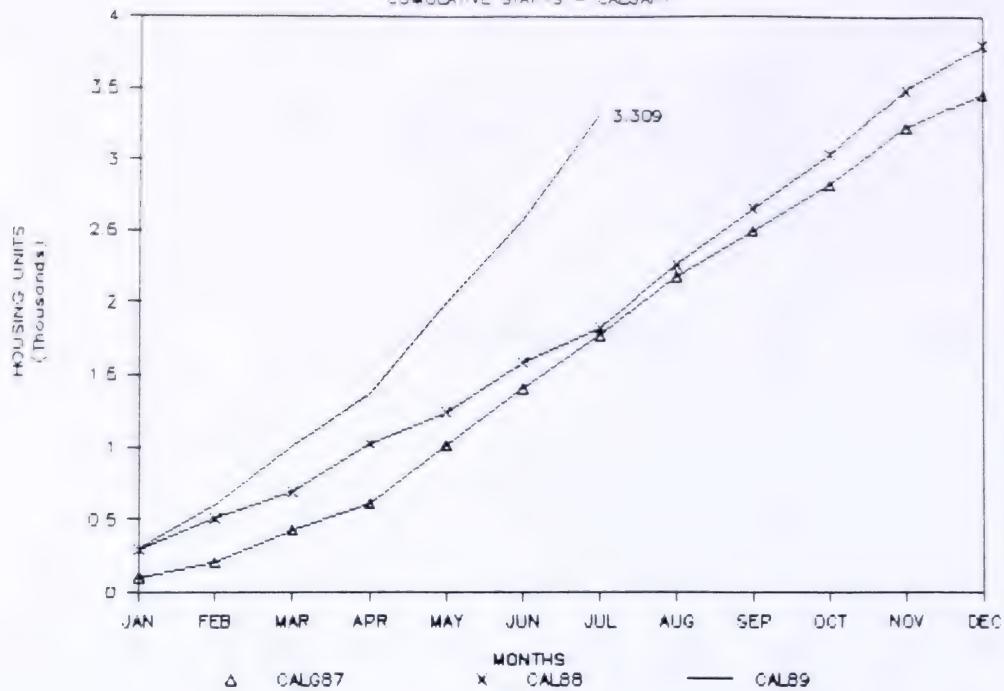


FIGURE 1B

CUMULATIVE STARTS - EDMONTON

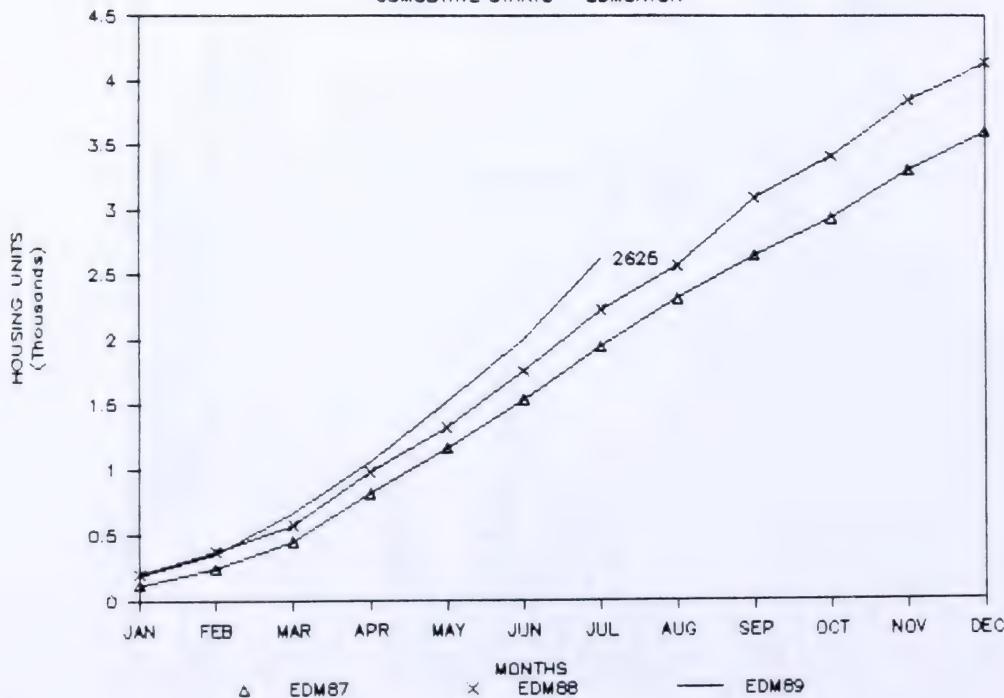


TABLE 2

JUL-89

JANUARY TO DATE HOUSING STARTS
 COMPARED WITH THE SAME
 TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE IN TOTAL STARTS		
	1988	1989	1988	1989	1988	1989	1988	1989
CALGARY	1762	2805	24	132	25	328	11	44
CAMROSE	10	21	0	0	4	4	0	20
EDMONTON M.A.	2040	2136	78	122	85	194	26	173
FORT McMURRAY	17	7	0	0	0	0	0	0
GRANDE PRAIRIE	72	107	2	0	0	0	0	0
LETHBRIDGE	110	88	6	4	0	0	0	8
LLOYDMINSTER(ALTA. PART)	16	21	0	2	0	0	0	0
MEDICINE HAT ^T	75	104	6	2	18	0	7	39
RED DEER	104	115	4	24	93	22	0	12
WETASKIWIN	21	24	2	0	6	0	0	0
OTHER CENTRES **	36	54	2	4	0	0	0	0
<i>TOTAL</i>	4263	5482	124	290	231	548	44	296
PERCENT CHANGE BY TYPE			29	134	137	573	573	42

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2

MONTHLY HOUSING STARTS, URBAN ALBERTA

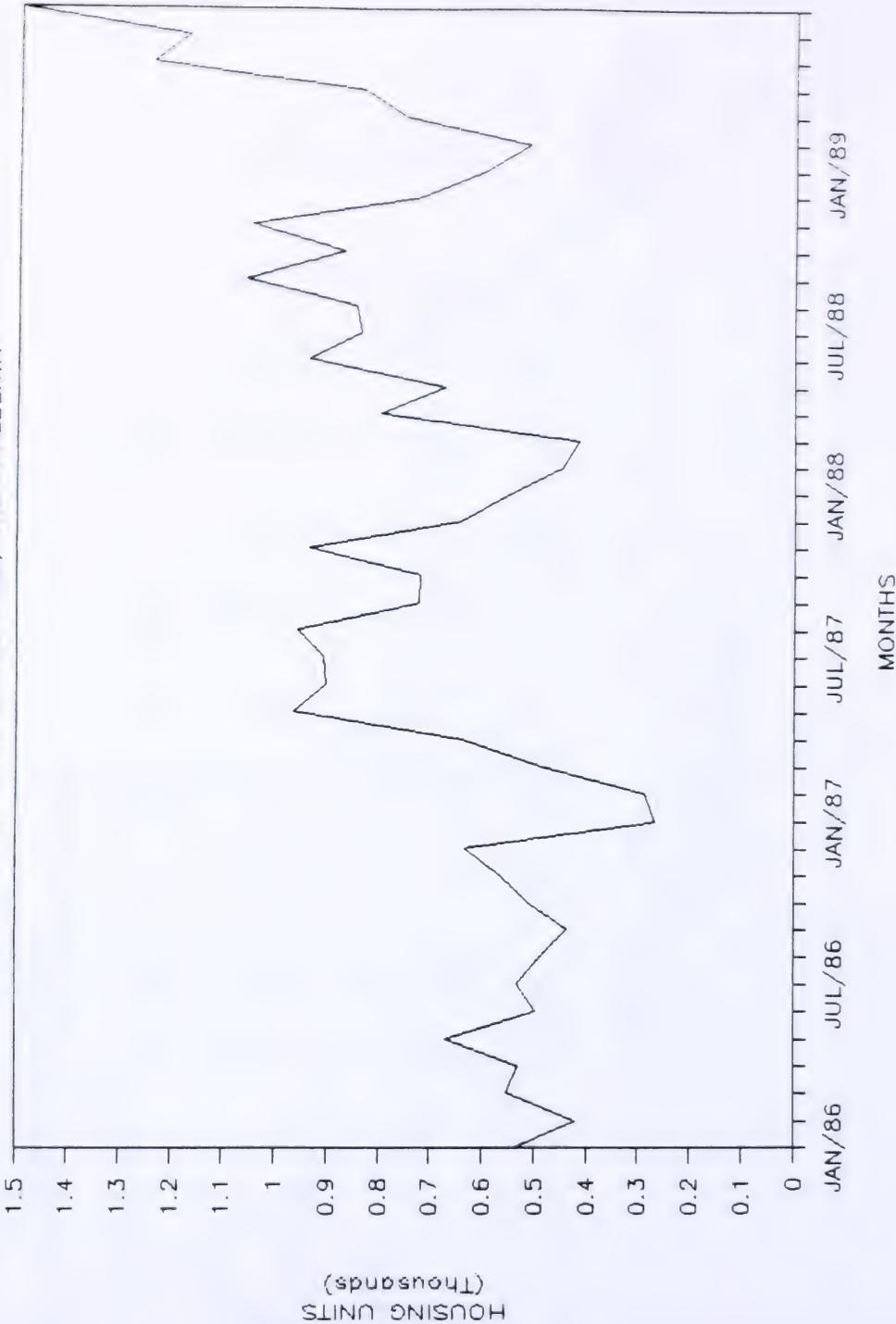


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1988-1989

	1988	1989	PERCENT CHANGE
JANUARY	547	600	10
FEBRUARY	447	513	15
MARCH	416	755	81
APRIL	799	834	4
MAY	675	1242	84
JUNE	940	1174	25
JULY	838	1498	79
AUGUST	847		
SEPTEMBER	1060		
OCTOBER	871		
NOVEMBER	1050		
DECEMBER	722		
TOTAL	9212	6616	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3

MULTIPLES AS % OF STARTS, URBAN ALBERTA

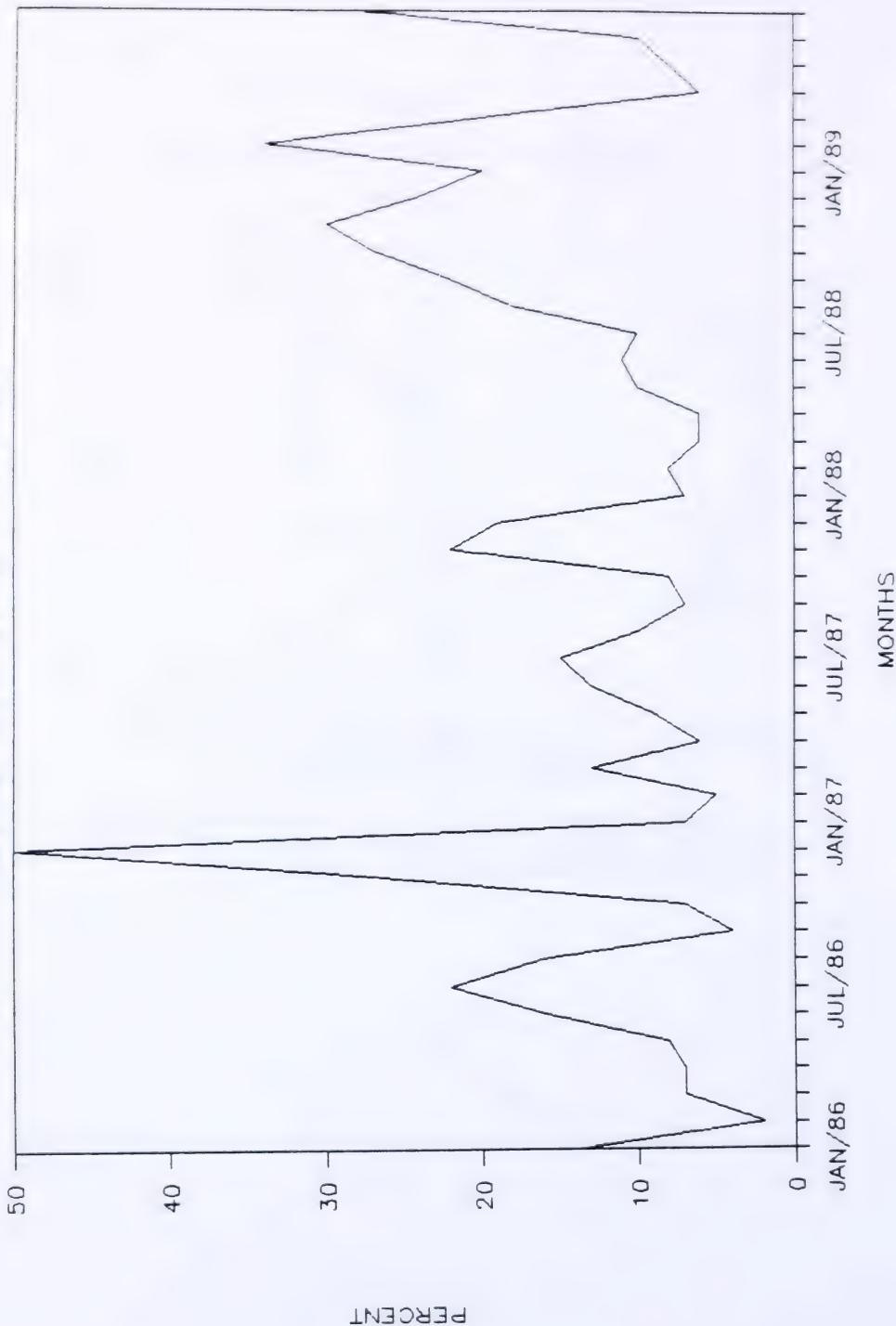


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1988-1989

1988

	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	547	508	39	7
FEBRUARY	447	413	34	8
MARCH	416	390	26	6
APRIL	799	754	45	6
MAY	675	610	65	10
JUNE	940	835	105	11
JULY	838	753	85	10
AUGUST	847	694	153	18
SEPTEMBER	1060	826	234	22
OCTOBER	871	633	238	27
NOVEMBER	1050	740	310	30
DECEMBER	722	547	175	24
TOTAL	9212	7703	1509	16

1989

JANUARY	600	478	122	20
FEBRUARY	513	340	173	34
MARCH	755	606	149	20
APRIL	834	780	54	6
MAY	1242	1143	99	8
JUNE	1174	1055	119	10
JULY	1498	1080	418	28
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	6616	5482	1134	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS - CALGARY

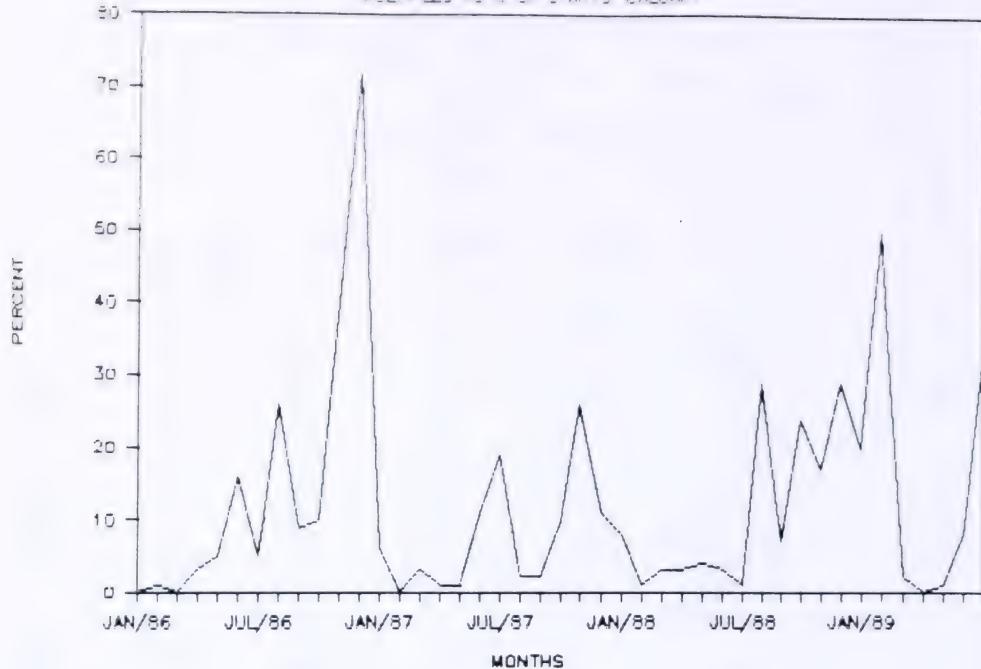


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

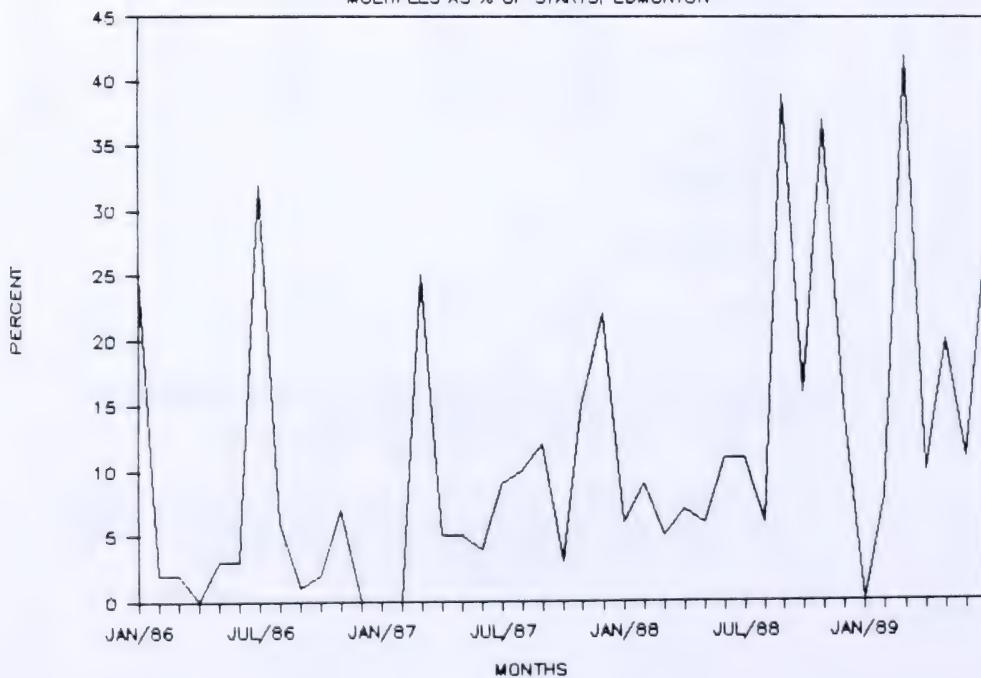


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

CALGARY				EDMONTON (METRO)					
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	
JANUARY	290	268	22	8	JANUARY	200	188	12	6
FEBRUARY	214	212	2	1	FEBRUARY	174	159	15	9
MARCH	183	177	6	3	MARCH	201	190	11	5
APRIL	334	325	9	3	APRIL	409	379	30	7
MAY	217	209	8	4	MAY	342	320	22	6
JUNE	343	332	11	3	JUNE	437	389	48	11
JULY	241	239	2	1	JULY	466	415	51	11
AUGUST	439	313	126	29	AUGUST	343	322	21	6
SEPTEMBER	396	368	28	7	SEPTEMBER	527	323	204	39
OCTOBER	377	285	92	24	OCTOBER	320	270	50	16
NOVEMBER	455	377	78	17	NOVEMBER	427	271	156	37
DECEMBER	311	222	89	29	DECEMBER	287	243	44	15
TOTAL	3800	3327	473	12	TOTAL	4133	3469	664	16
CALGARY				1989	EDMONTON (METRO)				
JANUARY	297	239	58	20	JANUARY	193	193	0	0
FEBRUARY	301	149	152	50	FEBRUARY	158	146	12	8
MARCH	407	397	10	2	MARCH	313	182	131	42
APRIL	358	358	0	0	APRIL	395	357	38	10
MAY	633	629	4	1	MAY	466	375	91	20
JUNE	572	528	44	8	JUNE	476	425	51	11
JULY	741	505	236	32	JULY	624	458	166	27
AUGUST	-	-	-	-	AUGUST	-	-	-	-
SEPTEMBER	-	-	-	-	SEPTEMBER	-	-	-	-
OCTOBER	-	-	-	-	OCTOBER	-	-	-	-
NOVEMBER	-	-	-	-	NOVEMBER	-	-	-	-
DECEMBER	-	-	-	-	DECEMBER	-	-	-	-
TOTAL	3309	2805	504	-	TOTAL	2625	2136	489	-

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

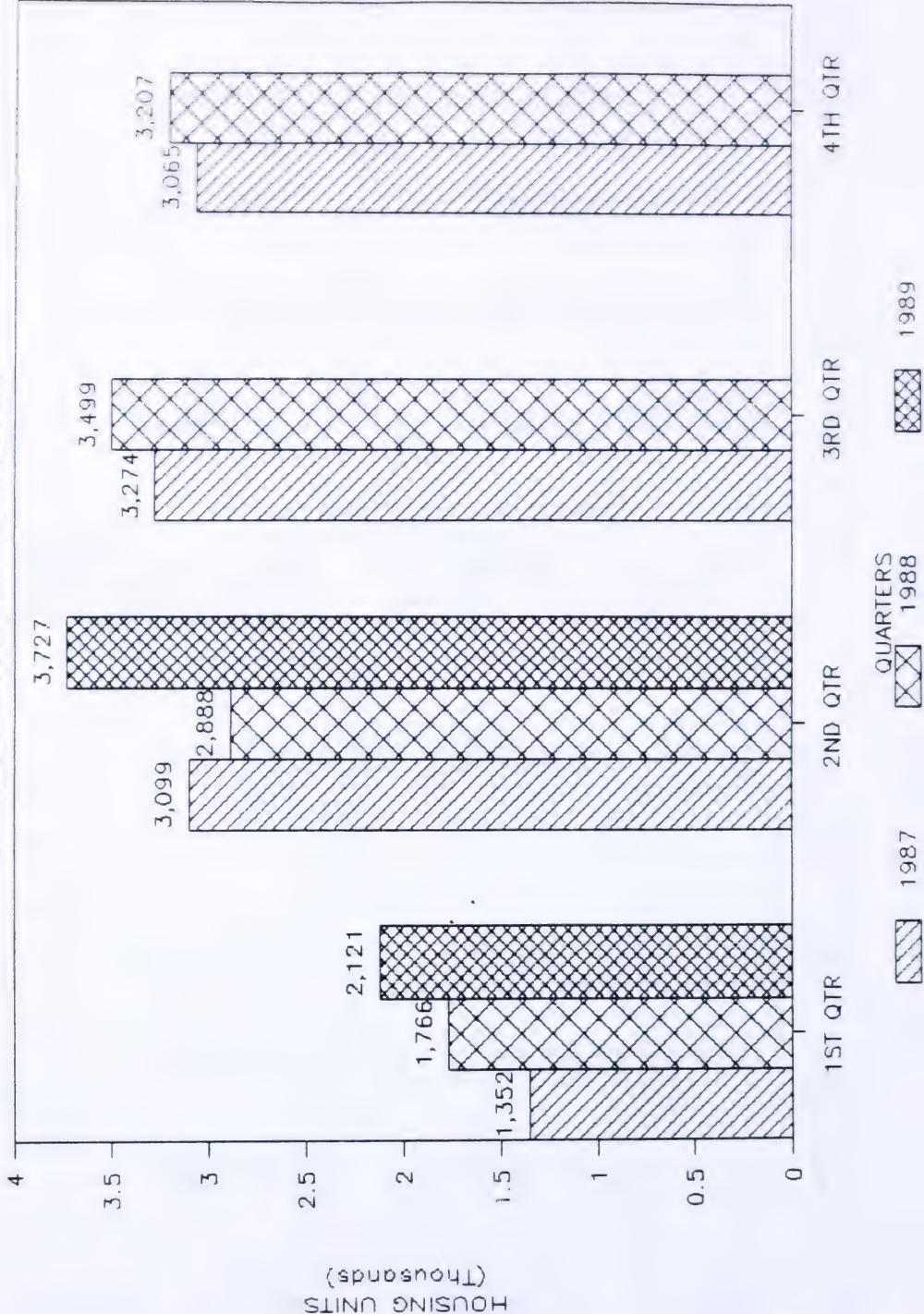


TABLE 6

*QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS*

	1988	1989	PERCENT CHANGE
<i>FIRST QUARTER</i>	1766	2121	20
<i>SECOND QUARTER</i>	2888	3727	29
<i>THIRD QUARTER</i>	3499	-	-
<i>FOURTH QUARTER</i>	3207	-	-
<i>TOTAL</i>	11360	5848	-

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

JUL-89

*HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA*

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MONTH LAST YEAR	
						PERCENT	CHANGE
CALGARY	424	8	22	0	454	20	
CAMROSE	4	0	0	0	4	3.3	
EDMONTON M.A.	318	50	27	163	558	47	
FORT McMURRAY	3	0	0	0	3	200	
GRANDE PRAIRIE	9	0	0	0	9	50	
LETHBRIDGE	10	0	3	16	29	53	
LLOYDMINSTER(ALTA. PART)	4	0	0	0	4	*	
MEDICINE HAT	7	0	0	3	10	-71	
RED DEER	25	2	12	0	39	95	
WETASKIWIN	1	0	0	0	1	-67	
OTHER CENTRES **	8	0	0	0	8	300	
 TOTAL	 813	 60	 64	 182	 1119	 32	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE
 ** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

JUL-89

*HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA*

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1741		270		51	2232
CAMROSE	12	0	4	20	36	52
EDMONTON M.A.	1505	110	144	251	2010	260
FORT McMURRAY	3	0	0	0	3	45
GRANDE PRAIRIE	74	0	0	0	74	81
LETHBRIDGE	69	10	0	41	120	45
LLOYDMINSTER(ALTA. PART)	14	2	0	0	16	43
MEDICINE HAT	79	2	0	39	120	45
RED DEER	52	8	28	0	88	6
WETASKIWIN	19	0	0	0	19	32
OTHER CENTRES **	42	4	4	0	50	46
TOTAL	3610	406	350	402	4768	44

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

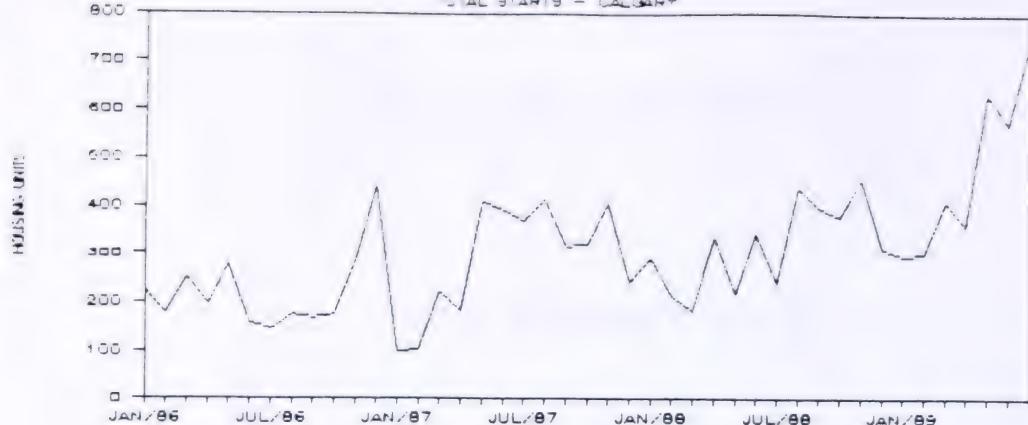


FIGURE 6B
COMPLETIONS - CALGARY

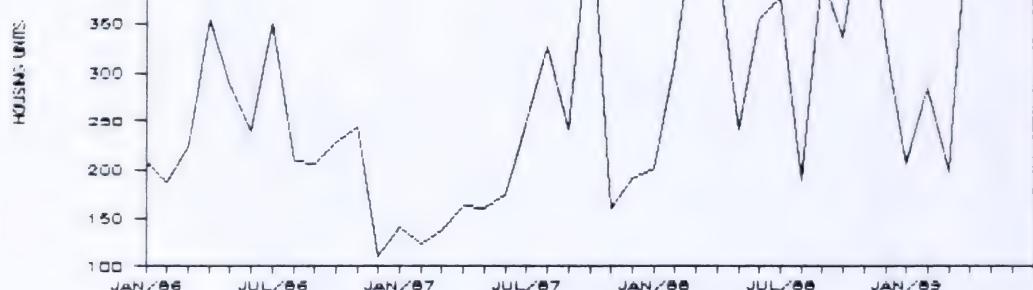


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

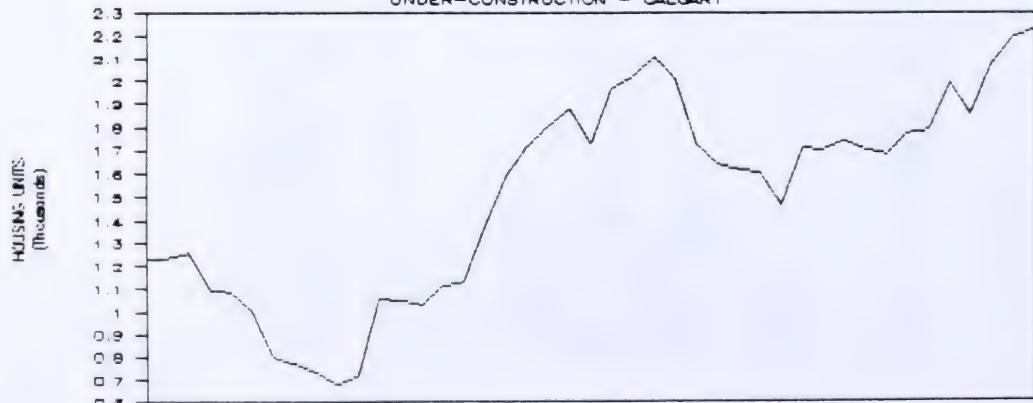


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

	1988		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	290	202	2107
FEBRUARY	214	308	2013
MARCH	183	474	1722
APRIL	334	418	1638
MAY	217	241	1614
JUNE	343	355	1602
JULY	241	378	1464
AUGUST	439	189	1705
SEPTEMBER	396	399	1700
OCTOBER	377	336	1740
NOVEMBER	455	492	1701
DECEMBER	311	331	1681

	1989		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	297	206	1772
FEBRUARY	301	285	1783
MARCH	407	198	1992
APRIL	358	491	1854
MAY	633	407	2080
JUNE	572	462	2198
JULY	741	454	2232
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

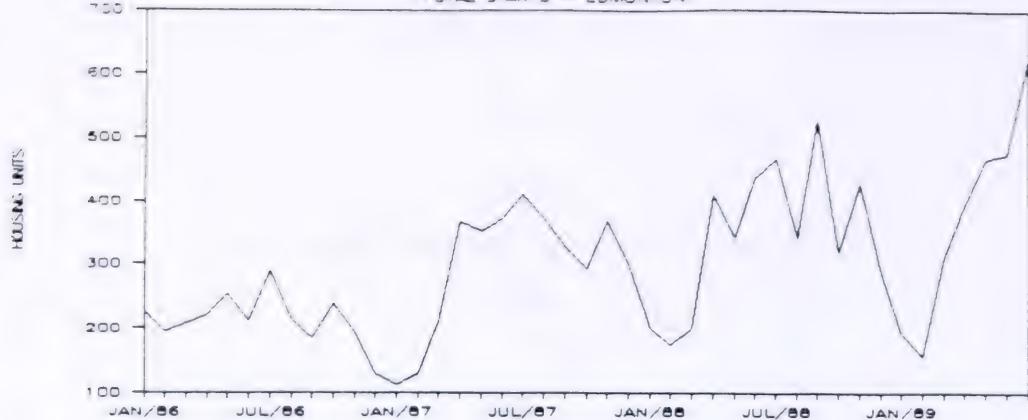


FIGURE 7B
COMPLETIONS - EDMONTON

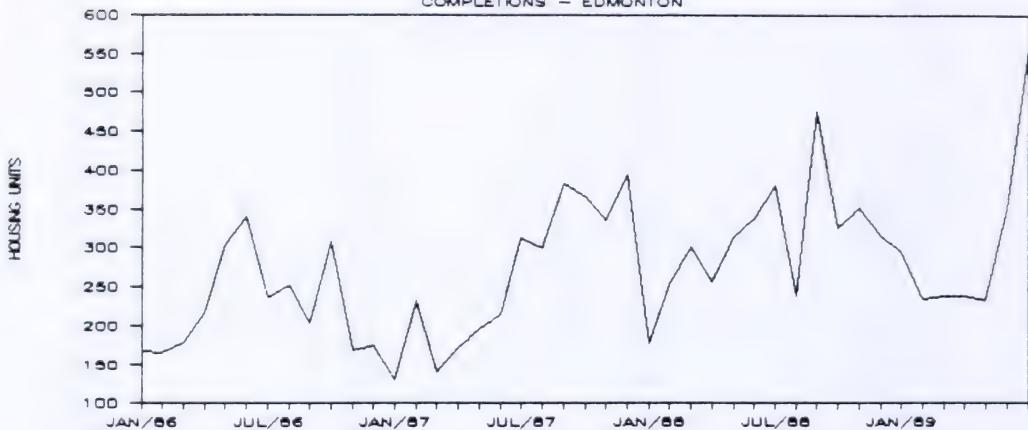


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

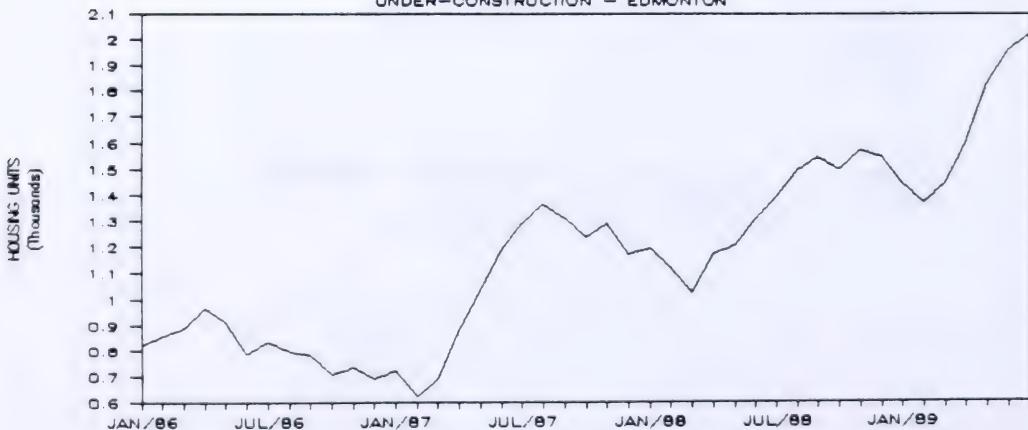


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

	1988		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	200	177	1195
FEBRUARY	174	251	1118
MARCH	201	300	1019
APRIL	409	256	1173
MAY	342	313	1202
JUNE	437	337	1302
JULY	466	380 -	1388
AUGUST	343	237	1491
SEPTEMBER	527	476	1543
OCTOBER	320	325	1493
NOVEMBER	427	351	1569
DECEMBER	287	315	1541

	1989		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	193	295	1440
FEBRUARY	158	234	1364
MARCH	313	238	1439
APRIL	395	237	1596
MAY	466	233	1829
JUNE	476	349	1956
JULY	624	558	2010
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 8
NEWLY COMPLETED & UNOCCUPIED - EDMONTON

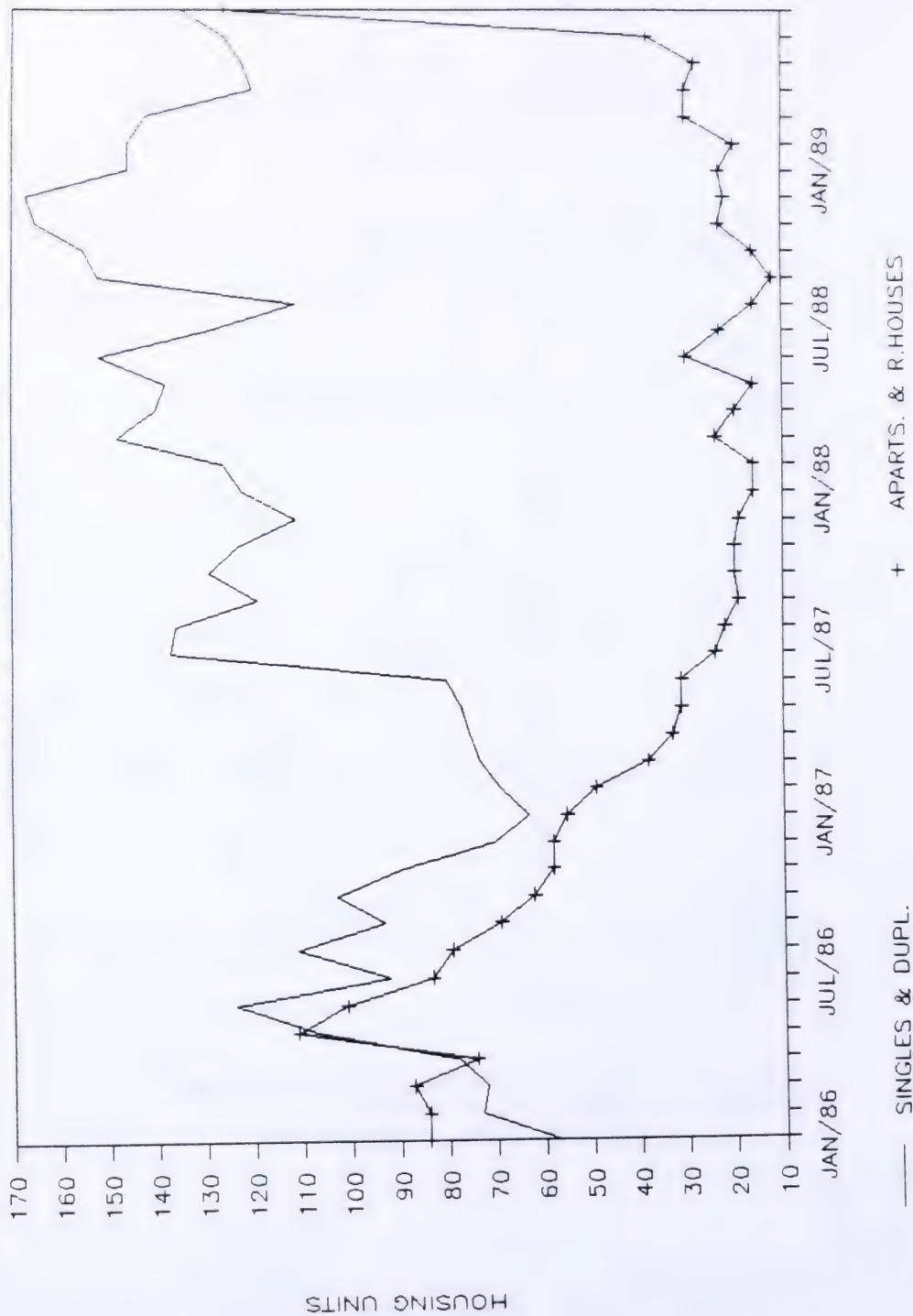


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1988					
JANUARY	122	16	138	177	55
FEBRUARY	126	16	142	251	63
MARCH	148	24	172	300	61
APRIL	140	20	160	256	63
MAY	138	16	154	313	67
JUNE	152	30	182	337	63
JULY	129	23	152	380	73
AUGUST	111	16	127	237	67
SEPTEMBER	152	12	164	476	73
OCTOBER	155	16	171	325	65
NOVEMBER	165	23	188	351	64
DECEMBER	167	22	189	315	62
1989					
JANUARY	146	23	169	295	65
FEBRUARY	146	20	166	234	59
MARCH	142	30	172	238	57
APRIL	120	30	150	237	63
MAY	122	28	150	233	61
JUNE	126	38	164	349	67
JULY	135	126	261	558	64
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED - CALGARY

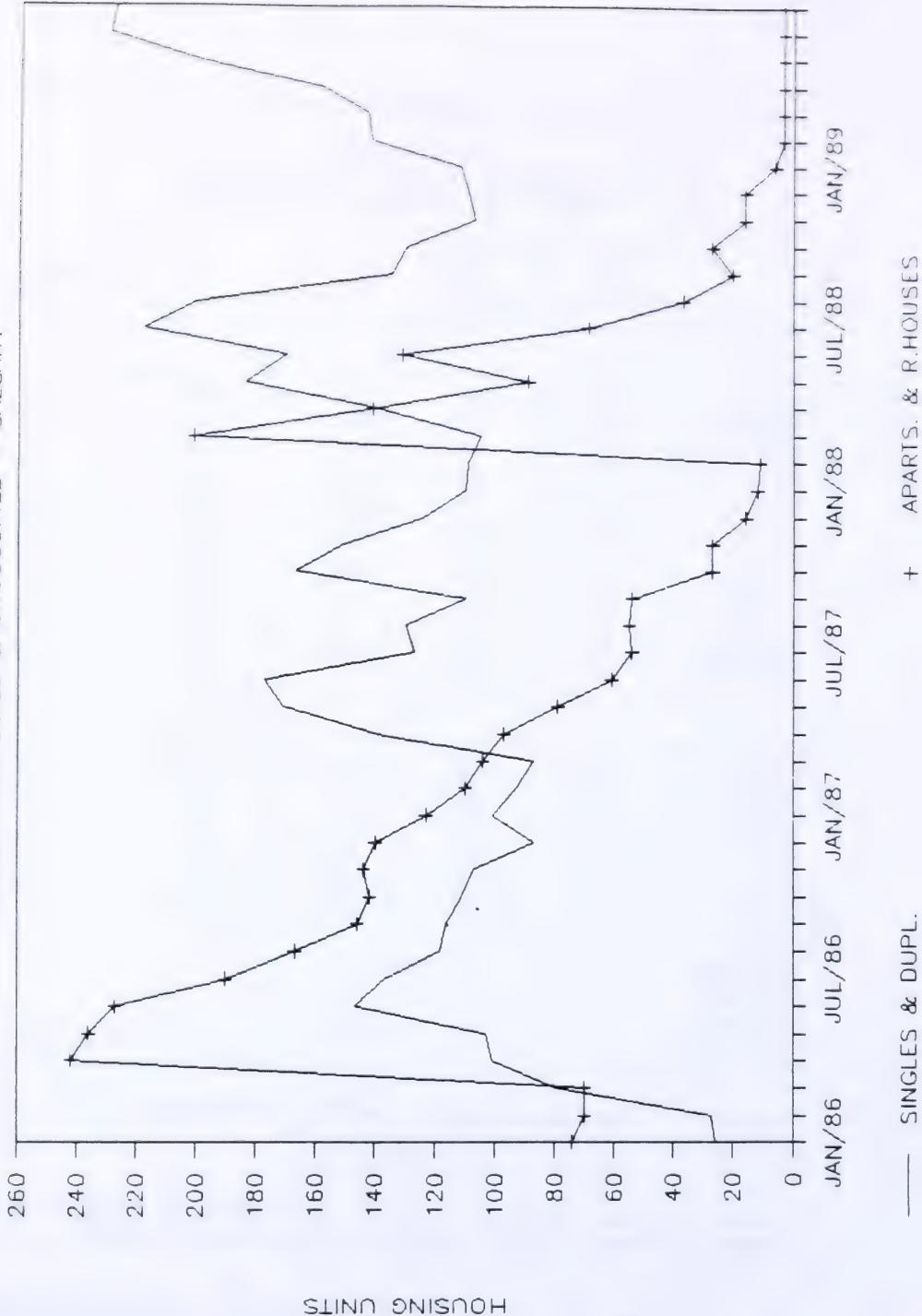


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1988					
JANUARY	110	12	122	202	64
FEBRUARY	109	11	120	308	72
MARCH	105	201	306	474	48
APRIL	139	141	280	418	61
MAY	184	89	273	241	48
JUNE	170	131	301	355	52
JULY	218	69	287	378	58
AUGUST	200	37	237	189	50
SEPTEMBER	135	20	155	399	76
OCTOBER	130	27	157	336	68
NOVEMBER	107	16	123	492	81
DECEMBER	109	16	125	331	72
1989					
JANUARY	112	6	118	206	64
FEBRUARY	142	3	145	285	64
MARCH	143	3	146	198	57
APRIL	159	3	162	491	75
MAY	201	3	204	407	64
JUNE	230	3	233	462	65
JULY	228	3	231	454	66
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
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FIGURE 10
EDMONTON LISTINGS AND SALES

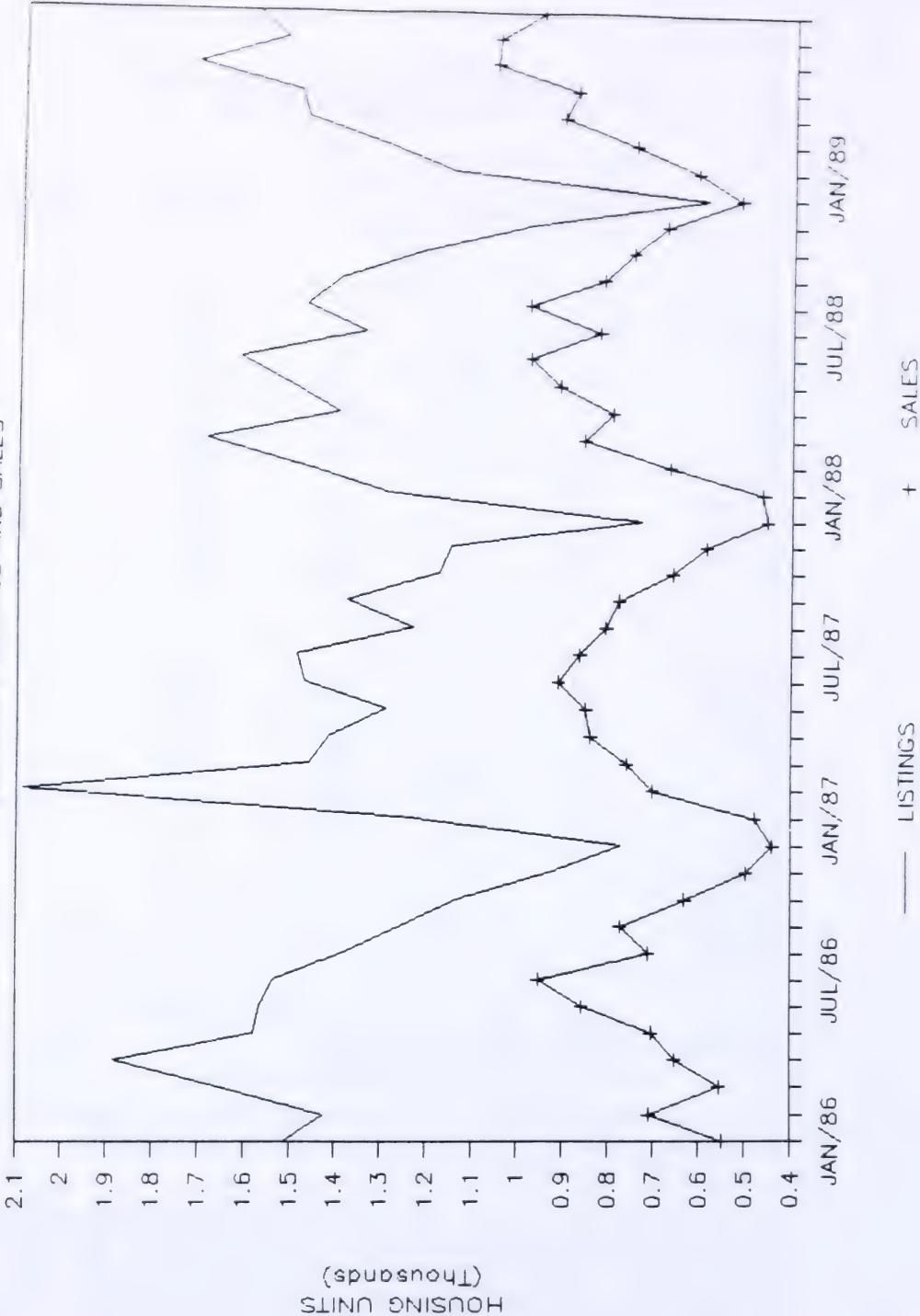


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

	1988			
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1288	463	.36	77982
FEBRUARY	1478	667	.45	76385
MARCH	1688	858	.51	78935
APRIL	1397	795	.57	82004
MAY	1502	913	.61	81285
JUNE	1616	978	.61	85636
JULY	1343	824	.61	85372
AUGUST	1472	979	.67	83181
SEPTEMBER	1398	818	.59	82881
OCTOBER	1218	751	.62	82043
NOVEMBER	978	678	.69	85120
DECEMBER	590	515	.87	81271
	1989			
JANUARY	1150	610	.53	82311
FEBRUARY	1297	750	.58	84760
MARCH	1474	908	.62	87552
APRIL	1491	880	.59	86301
MAY	1719	1058	.62	90502
JUNE	1522	1054	.69	91281
JULY	1588	959	.60	88422
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

*SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT*

FIGURE 11
CALGARY LISTINGS AND SALES

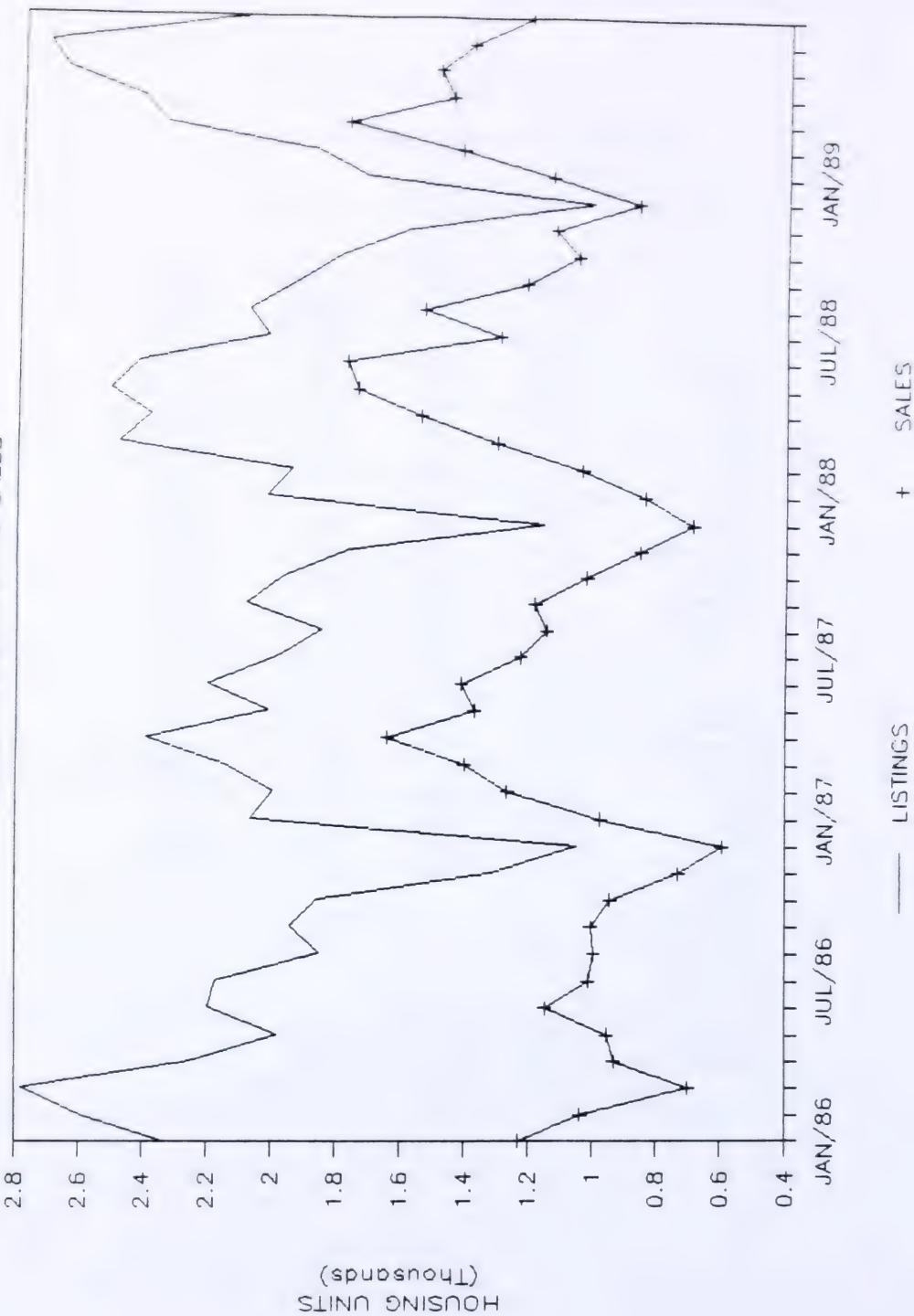


TABLE 14
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

	1988			
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1945	841	.43	90623
FEBRUARY	1945	1038	.53	91213
MARCH	2485	1305	.53	96389
APRIL	2384	1541	.65	98765
MAY	2512	1740	.69	99368
JUNE	2422	1774	.73	101695
JULY	2019	1295	.64	104129
AUGUST	2083	1532	.74	99602
SEPTEMBER	1941	1214	.63	101425
OCTOBER	1803	1054	.58	100538
NOVEMBER	1582	1127	.71	103471
DECEMBER	1010	866	.86	101210

	1989			
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1721	1138	.66	99141
FEBRUARY	1880	1421	.76	106355
MARCH	2349	1778	.76	109406
APRIL	2423	1453	.60	112019
MAY	2666	1494	.56	111169
JUNE	2722	1393	.51	110751
JULY	2092	1213	.58	109485
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE:	CALGARY REAL ESTATE BOARD
PREPARED BY:	ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

FIGURE 12
AVERAGE SALE PRICES, CALGARY & EDMONTON

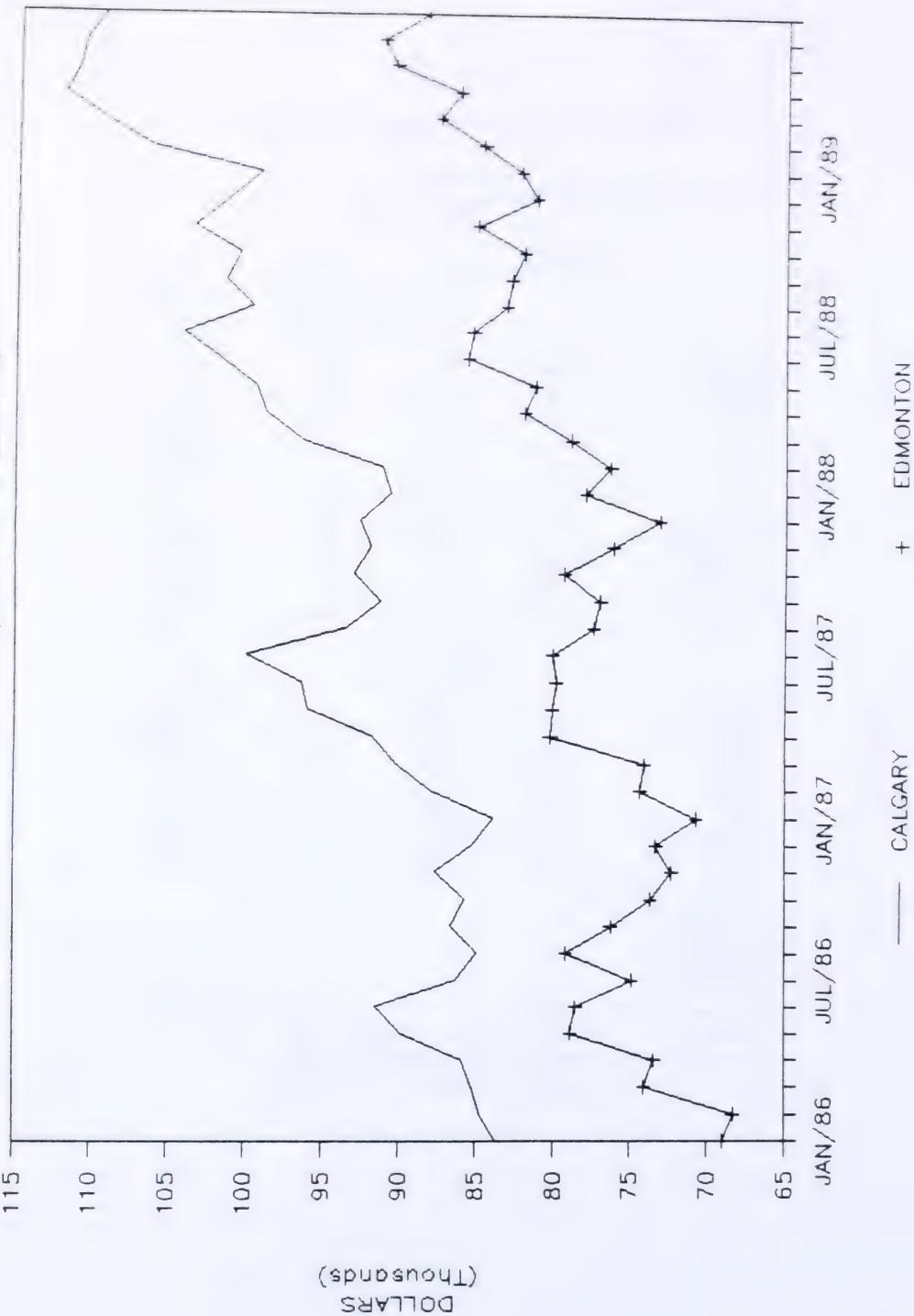


FIGURE 13
NEW HOUSE PRICE INDICES, CALG. & EDM.

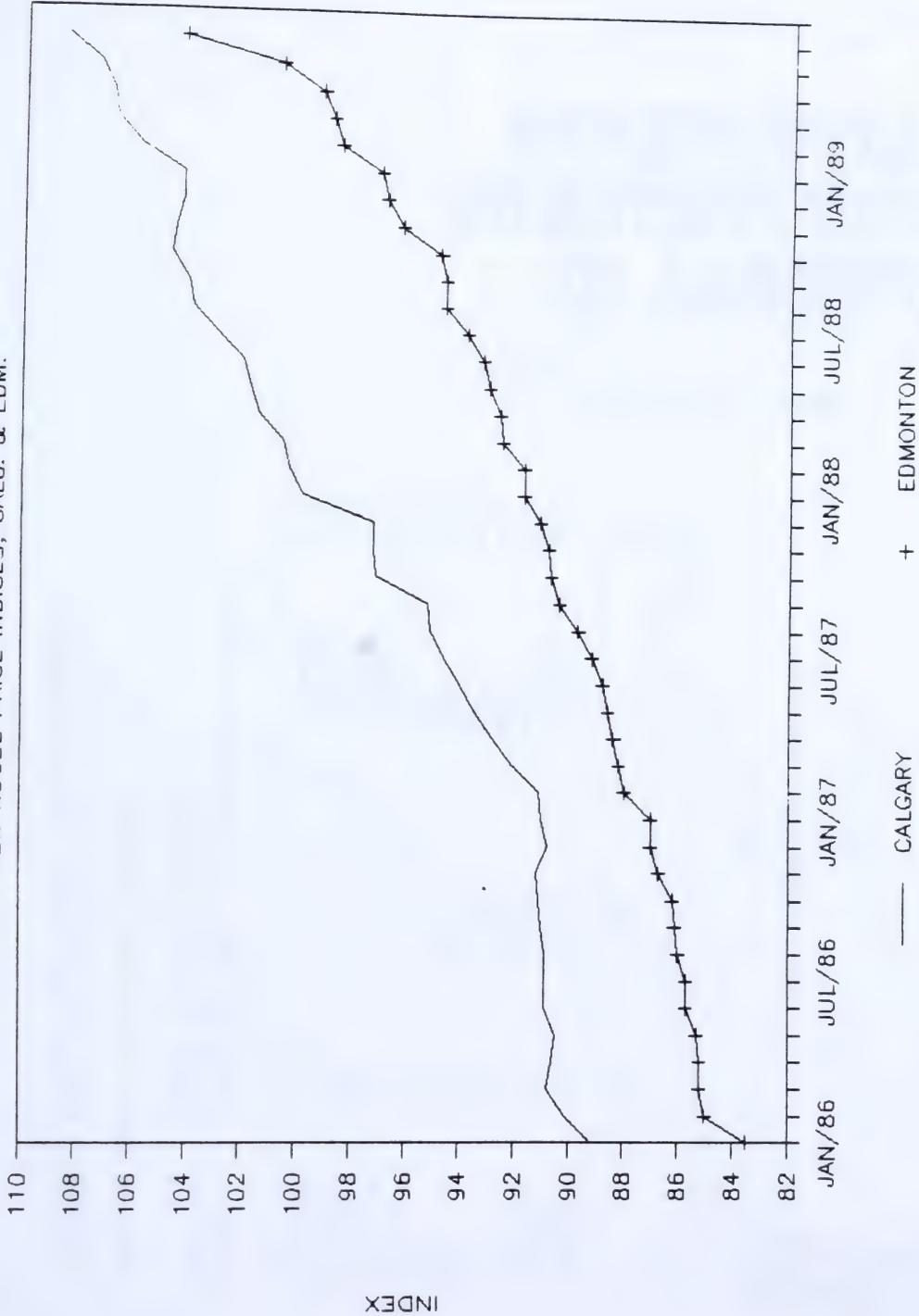


TABLE 15

NEW HOUSING PRICE INDICES*

1981=100

	CALGARY**	EDMONTON***		
	1988	1989	1988	
JANUARY	99.8	104.2	JANUARY	91.7
FEBRUARY	100.3	105.8	FEBRUARY	91.7
MARCH	100.5	106.7	MARCH	92.5
APRIL	101.4	106.8	APRIL	92.6
MAY	101.7	107.3	MAY	93.0
JUNE	101.7	108.5	JUNE	93.0
JULY	102.9		JULY	93.8
AUGUST	103.8		AUGUST	94.6
SEPTEMBER	104.0		SEPTEMBER	94.6
OCTOBER	104.6		OCTOBER	94.8
NOVEMBER	104.5		NOVEMBER	96.2
DECEMBER	104.2		DECEMBER	96.8

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* THE LAST FIGURE IS THE LATEST AVAILABLE

** REPRESENTS SINGLE DETACHED HOUSES ONLY
 *** REPRESENTS SEMI-DETACHED AND ROW CONDOMINIUMS

AL 1631

CANADIANA

OCT - 6 1989

RESIDENTIAL CONSTRUCTION IN ALBERTA

AUGUST 1989

Alberta
MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

**RESIDENTIAL CONSTRUCTION
IN ALBERTA
AUGUST 1989**

**ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT**

**ISSN 0823-3047
08/89 (250)**

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D. Multiple Listings Service (M.L.S.)

Table 13: Residential Listings, Sales and Price by Month

- Edmonton (1988 - 1989)

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Table 14: Residential Listings, Sales and Price by Month

- Calgary (1988 - 1989)

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* * * *

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Figure 11: Listings and Sales - Calgary

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E. New Housing Price Indexes

Table 15: New Housing Price Indices in Calgary and Edmonton

by Month: 1988 - 1989

30

* * * *

Figure 13: New Housing Price Indices in Calgary and Edmonton

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HIGHLIGHTS

Urban Alberta

- Housing starts in August were 19% (1,011 units) higher than in the same period last year.
- Total starts for the year also showed a 38% increase to 7,627 units compared to 5,509 in 1988. Both singles and multiples were up 28% and 134% respectively.
- Housing under construction rose to 4,817 units in August, a reflection of the sharp increased starts during the last 4 months.

Calgary

- August starts for Calgary fell after a sharp increase in July to 469 units, but still 7% ahead of last year's levels (439).
- Total starts to date rose to 3,778 units from 2,261 for 1988, up 67%. Both singles and multiples increased sharply during the first 8 months.
- Housing under construction declined slightly to 2,230 units from 2,232 the month before. However, inventory of newly completed and unoccupied units trended strongly upward to 324 units in August as the rate of absorption slid to 54% compared to 75% in July.
- The resale housing market increased sharply (41%) last month with 1,709 units sold, up 12% over August 1988.
- The average selling price also increased to \$110,373 in August, 11% ahead of last year. The new housing price index, however, remained at 108.5 in July, after five consecutive months of increase.

Edmonton

- After a sharp increase in July, Edmonton's starts also dropped (by 41%) to 370 units in August, but still 8% higher than the 343 units reported for August 1988.
- Total starts for the first eight months increased to 2,995 units, up 16% in comparison with 2,572 units a year ago. Single family units rose by 5% while multiples jumped by 149%.
- Housing under construction increased marginally to 2,058 units from 2,020 the month before. Inventory of newly completed and unoccupied units continued to trend upward to 286 units in August, about 42% of the total units were apartments and rowhouses.
- Resale housing market activity reached a new record level in August with 1,112 units sold, up 14% over last year's figure of 979.
- Despite the sales increase, the average selling price rose a meager 1% to \$89,646 from \$88,422 the month before but up 8% over August 1988. The new housing price index also showed an increase to 101.4 in July, up 8% over 1988.

TABLE 1

AUG-89

*HOUSING STARTS BY TYPE
URBAN ALBERTA*

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	413	8	47	1	469	7
CAMROSE	2	0	4	0	6	500
EDMONTON M.A.	336	18	16	0	370	8
FORT MCMURRAY	2	0	0	0	2	0
GRANDE PRAIRIE	17	0	0	0	17	55
LETHBRIDGE	16	0	3	0	19	533
LLOYDMINSTER(ALTA. PART)	0	0	0	0	0	-100
MEDICINE HAT	31	0	0	3	34	*
RED DEER	28	0	32	23	83	315
WETASKIWIN	6	0	0	0	6	200
OTHER CENTRES **	5	0	0	5	1011	-72
TOTAL	856	4	26	102	27	1.9

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

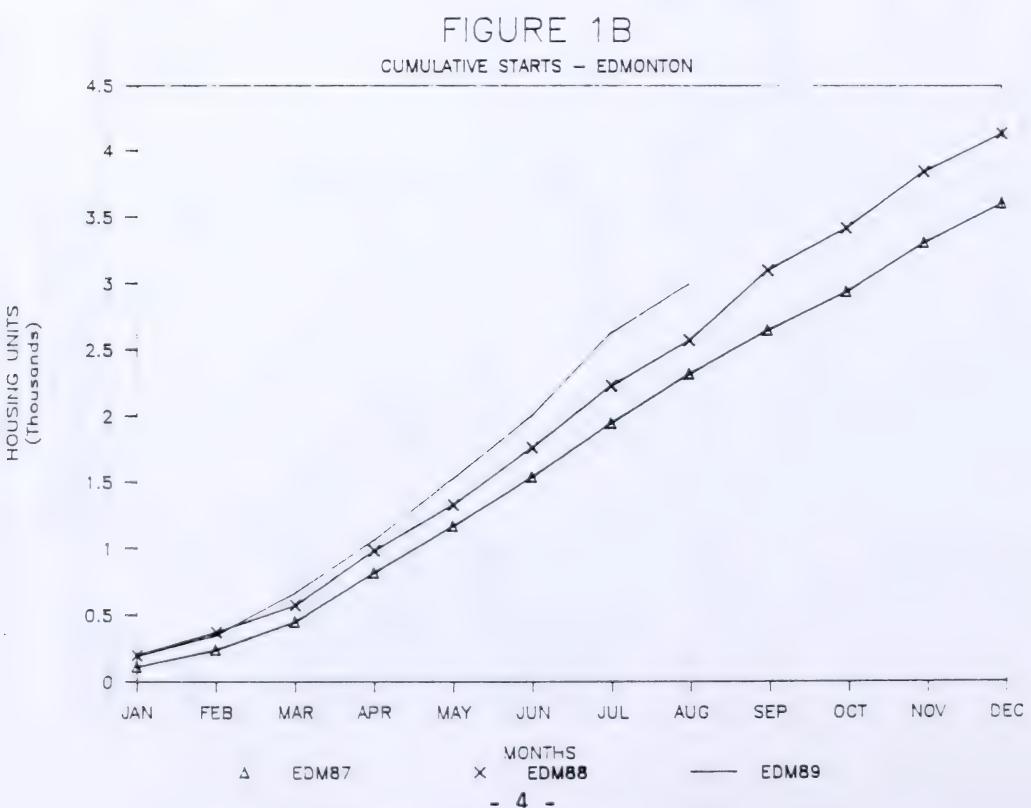
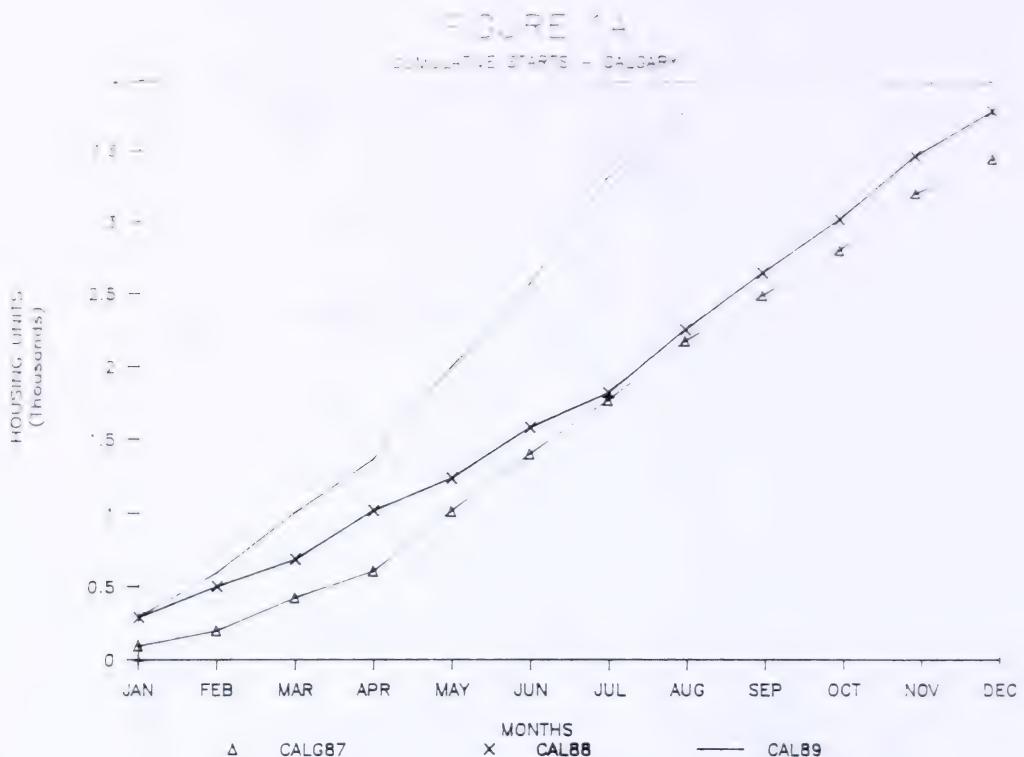


TABLE 2

AUG-89

*JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR*

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1988	1989	1988	1989	1988	1989
CALGARY	2075	3218	150	140	25	375
CAMROSE	11	23	0	0	4	8
EDMONTON M.A.	2362	2472	84	140	100	210
FORT McMURRAY	19	9	0	0	0	0
GRANDE PRAIRIE	83	124	2	0	0	0
LETHBRIDGE	113	104	6	4	0	3
LLOYDMINSTER(ALTA. PART)	24	21	0	2	0	0
MEDICINE HAT	75	135	6	2	18	0
RED DEER	118	143	4	24	99	54
WETASKIWIN	23	30	2	0	6	0
OTHER CENTRES **	54	59	2	4	0	0
<i>TOTAL</i>	4957	6338	256	316	252	650
<i>PERCENT CHANGE BY TYPE</i>	28	23	158	44	323	5509
				634	38	7627

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2
MONTHLY HOUSING STARTS, URBAN AREA

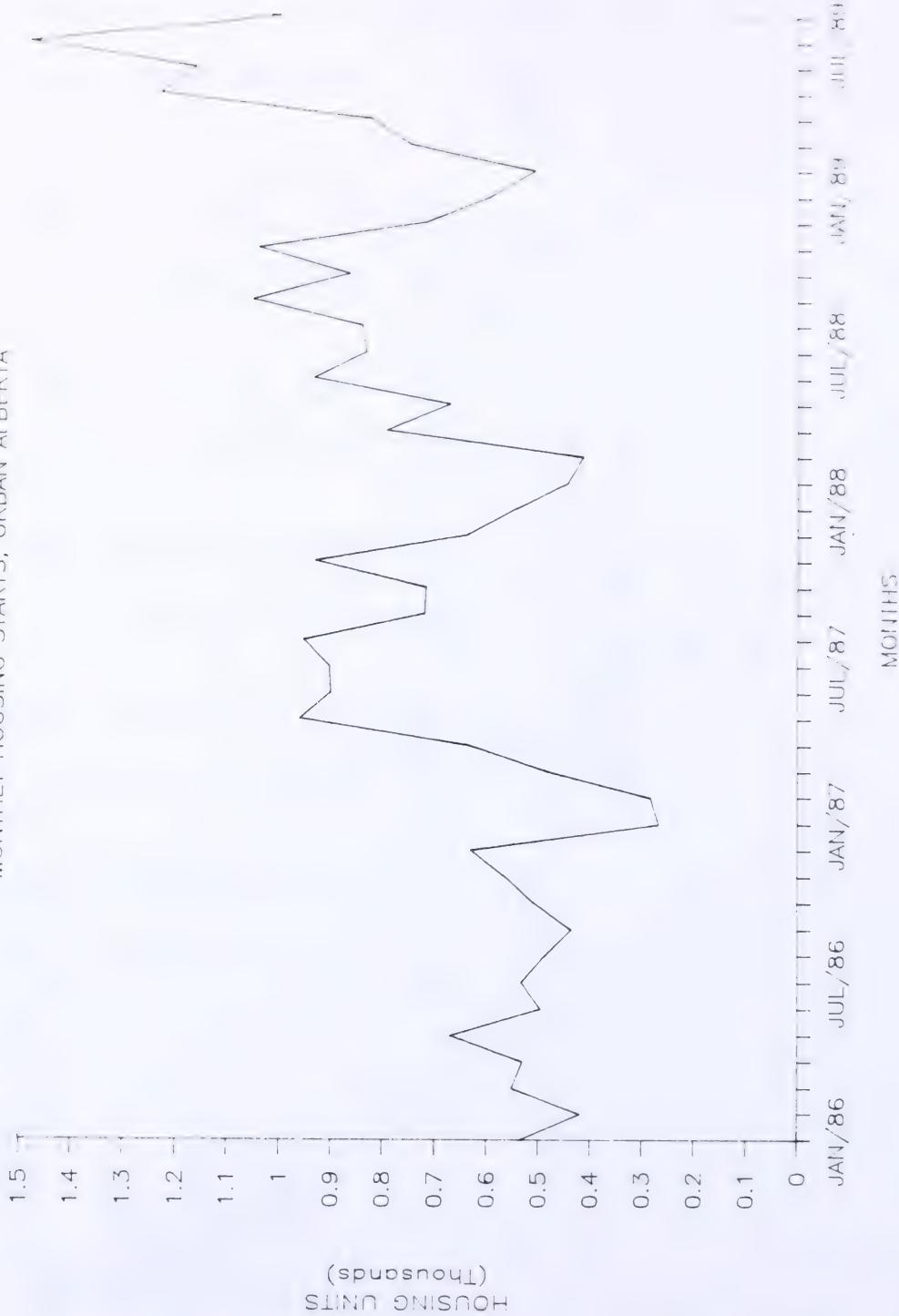


TABLE 3
MONTHLY HOUSING STARTS IN URBAN ALBERTA*
 1988-1989

	1988	1989	PERCENT CHANGE
JANUARY	547	600	10
FEBRUARY	447	513	15
MARCH	416	755	81
APRIL	799	834	4
MAY	675	1242	84
JUNE	940	1174	25
JULY	838	1498	79
AUGUST	847	1011	19
SEPTEMBER	1060		
OCTOBER	871		
NOVEMBER	1050		
DECEMBER	722		
TOTAL	9212	7627	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3

MULTIPLES AS % OF STARTS, URBAN ALBERTA

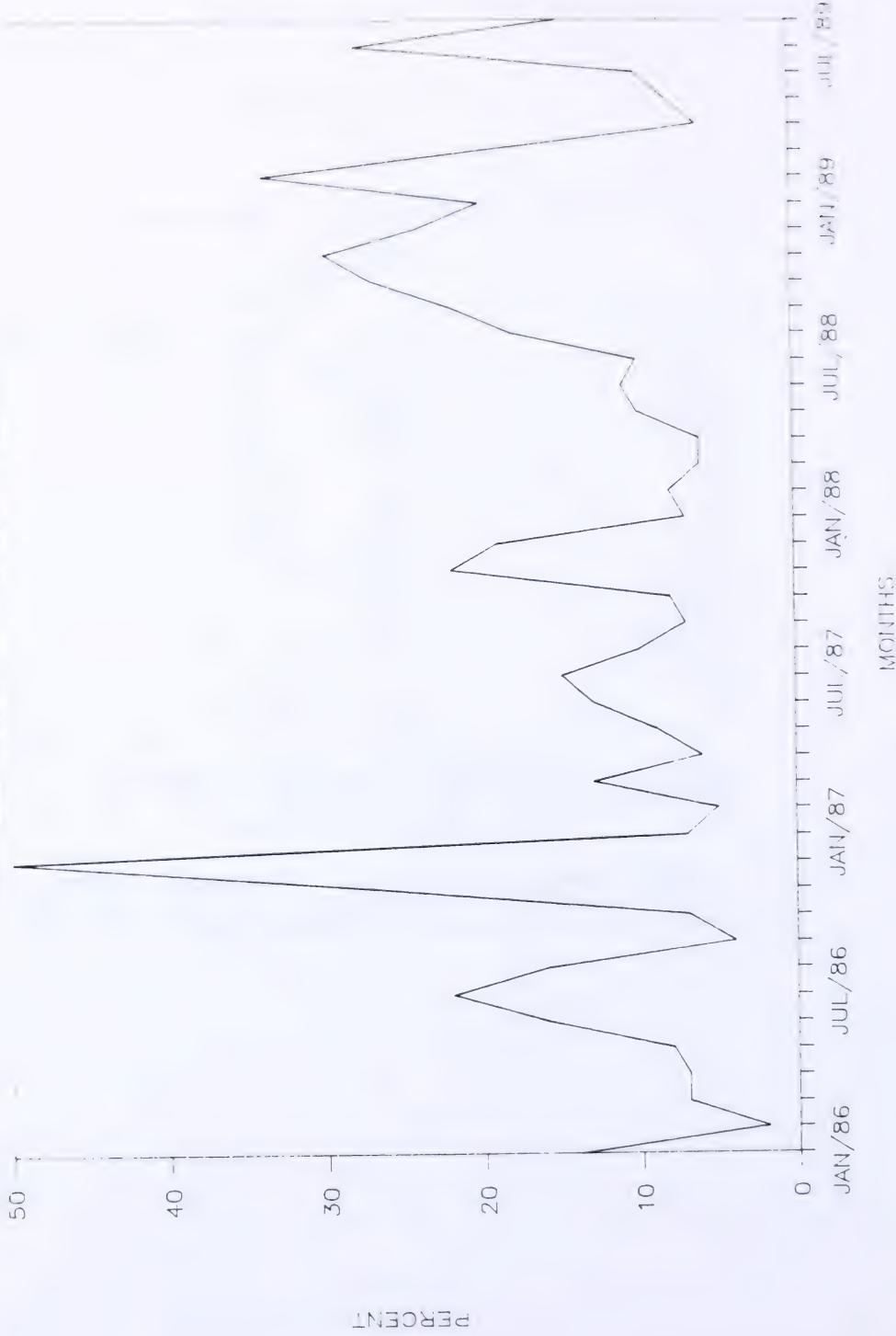


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1988-1989

1988

	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	547	508	39	7
FEBRUARY	447	413	34	8
MARCH	416	390	26	6
APRIL	799	754	45	6
MAY	675	610	65	10
JUNE	940	835	105	11
JULY	838	753	85	10
AUGUST	847	694	153	18
SEPTEMBER	1060	826	234	22
OCTOBER	871	633	238	27
NOVEMBER	1050	740	310	30
DECEMBER	722	547	175	24
TOTAL	9212	7703	1509	16

1989

JANUARY	600	478	122	20
FEBRUARY	513	340	173	34
MARCH	755	606	149	20
APRIL	834	780	54	6
MAY	1242	1143	99	8
JUNE	1174	1055	119	10
JULY	1498	1080	418	28
AUGUST	1011	856	155	15
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	7627	6338	1289	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT McMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

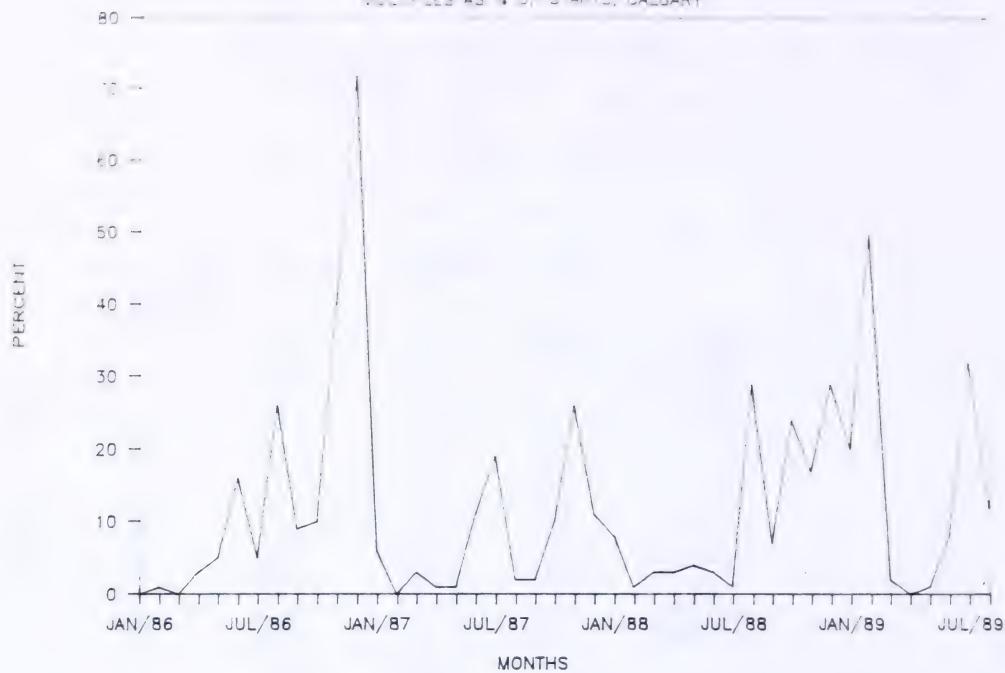


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

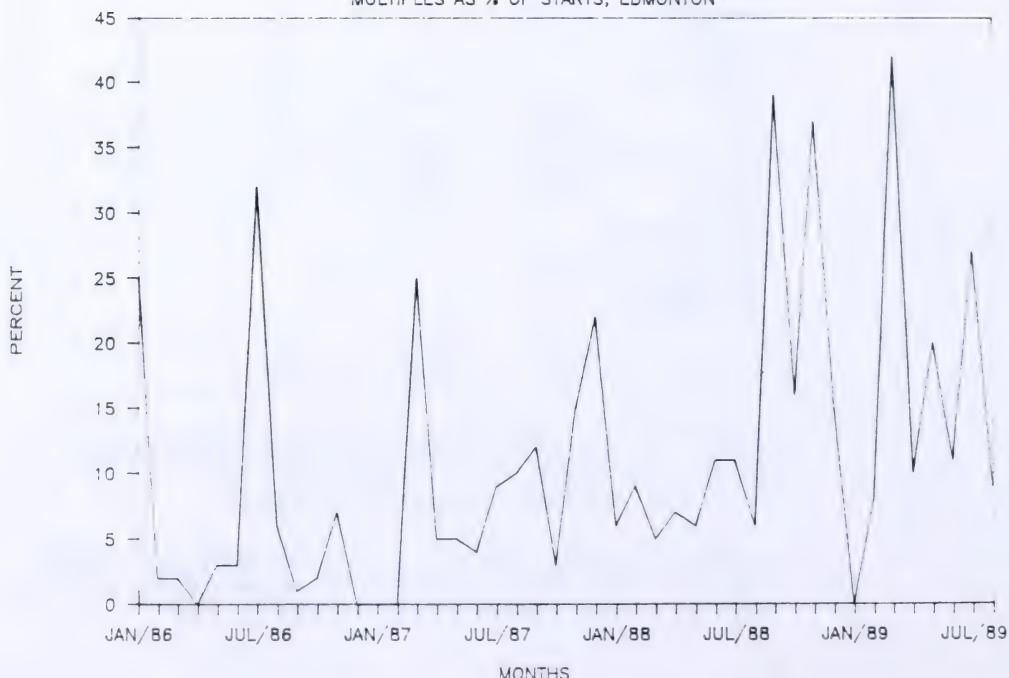


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

	CALGARY			EDMONTON(METRO)					
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	
JANUARY	290	268	22	8	JANUARY	200	188	12	6
FEBRUARY	214	212	2	1	FEBRUARY	174	159	15	9
MARCH	183	177	6	3	MARCH	201	190	11	5
APRIL	334	325	9	3	APRIL	409	379	30	7
MAY	217	209	8	4	MAY	342	320	22	6
JUNE	343	332	11	3	JUNE	437	389	48	11
JULY	241	239	2	1	JULY	466	415	51	11
AUGUST	439	313	126	29	AUGUST	343	322	21	6
SEPTEMBER	396	368	28	7	SEPTEMBER	527	323	204	39
OCTOBER	377	285	92	24	OCTOBER	320	270	50	16
NOVEMBER	455	377	78	17	NOVEMBER	427	271	156	37
DECEMBER	311	222	89	29	DECEMBER	287	243	44	15
TOTAL	3800	3327	473	12	TOTAL	4133	3469	664	16
				1989					
	CALGARY			EDMONTON(METRO)					
JANUARY	297	239	58	20	JANUARY	193	193	0	0
FEBRUARY	301	149	152	50	FEBRUARY	158	146	12	8
MARCH	407	397	10	2	MARCH	313	182	131	42
APRIL	358	358	0	0	APRIL	395	357	38	10
MAY	633	629	4	1	MAY	466	375	91	20
JUNE	572	528	44	8	JUNE	476	425	51	11
JULY	741	505	236	32	JULY	624	458	166	27
AUGUST	469	413	56	12	AUGUST	370	336	34	9
SEPTEMBER	-	-	-	-	SEPTEMBER	-	-	-	-
OCTOBER	-	-	-	-	OCTOBER	-	-	-	-
NOVEMBER	-	-	-	-	NOVEMBER	-	-	-	-
DECEMBER	-	-	-	-	DECEMBER	-	-	-	-
TOTAL	3778	3218	560	-	TOTAL	2995	2472	523	-

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 5
QUARTERLY HOUSING STARTS IN ALBERTA

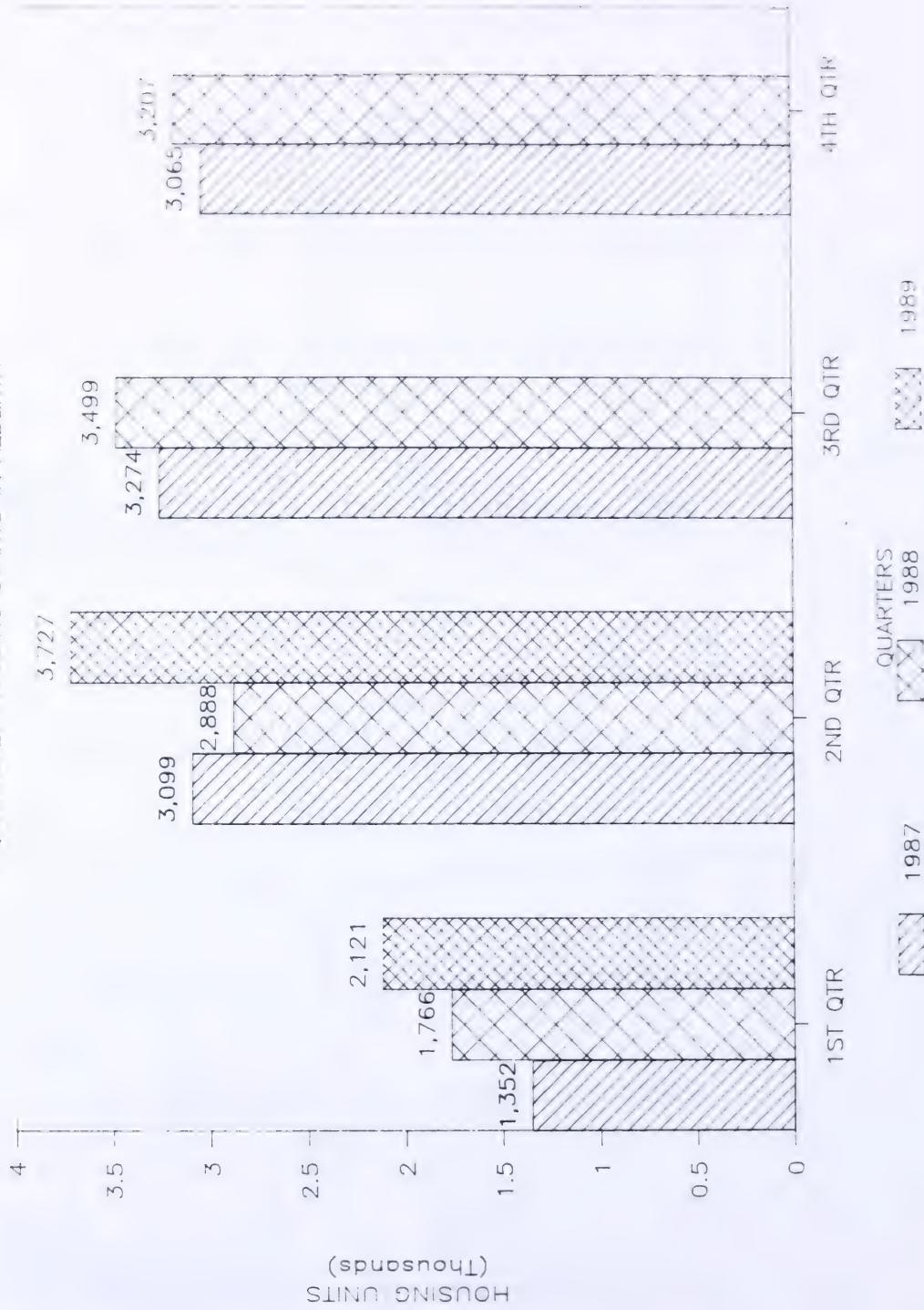


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1988	1989	PERCENT CHANGE
<i>FIRST QUARTER</i>	1766	2121	20
<i>SECOND QUARTER</i>	2888	3727	29
<i>THIRD QUARTER</i>	3499	—	—
<i>FOURTH QUARTER</i>	3207	—	—
<i>TOTAL</i>	11360	5848	—

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

TABLE 7

AUG-89

*HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA*

CITY	SINGLES	SEMI'S	ROW	APT'	TOTAL	PERCENT CHANGE OVER SAME MONTH LAST YEAR
	458	6	0	4	468	
CALGARY	3	0	0	0	3	148
CAMROSE	303	20	6	0	329	200
EDMONTON M.A.	0	0	0	0	0	-39
FORT McMURRAY	28	0	0	0	28	-100
GRANDE PRAIRIE	39	10	3	0	52	27
LETHBRIDGE	5	2	0	0	7	93
LLOYDMINSTER (ALTA. PART)	32	0	0	3	35	0
MEDICINE HAT	23	4	0	0	27	-49
RED DEER	6	0	0	0	6	93
WETASKIWIN	6	2	0	0	8	100
OTHER CENTRES **						60
<i>TOTAL</i>					963	b7
					7	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT
 ** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

AUG-89

*HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA*

CITY	SINGLES	SEMITS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1695	276	211	48	2230	31
CAMROSE	11	0	8	20	39	290
EDMONTON M.A.	1535	108	164	251	2058	38
FORT McMURRAY	5	0	0	0	5	-69
GRANDE PRAIRIE	63	0	0	0	63	57
LETHBRIDGE	46	0	0	41	87	45
LLOYDMINSTER(ALTA. PART)	9	0	0	0	9	-18
MEDICINE HAT	78	2	0	36	116	158
RED DEER	57	4	60	23	144	6
WETASKIWIN	19	0	0	0	19	58
OTHER CENTRES **	41	2	4	0	47	24
TOTAL	3559	392	447	419	4817	35

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY



FIGURE 6B
COMPLETIONS - CALGARY

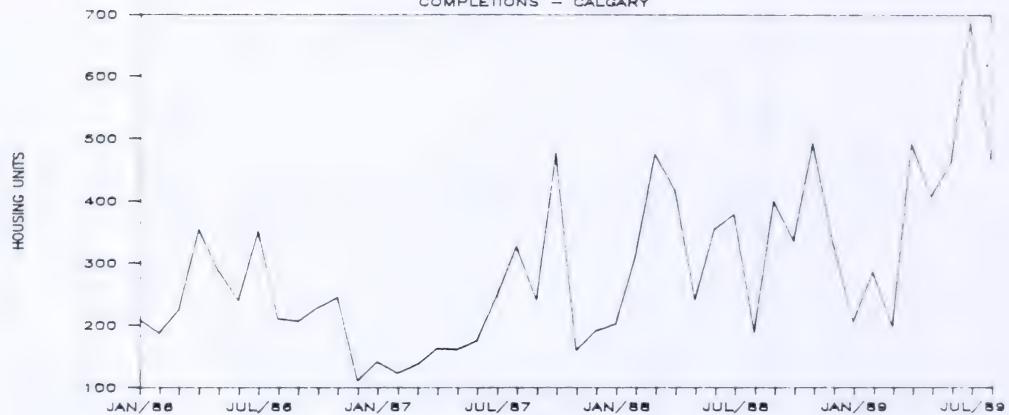


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

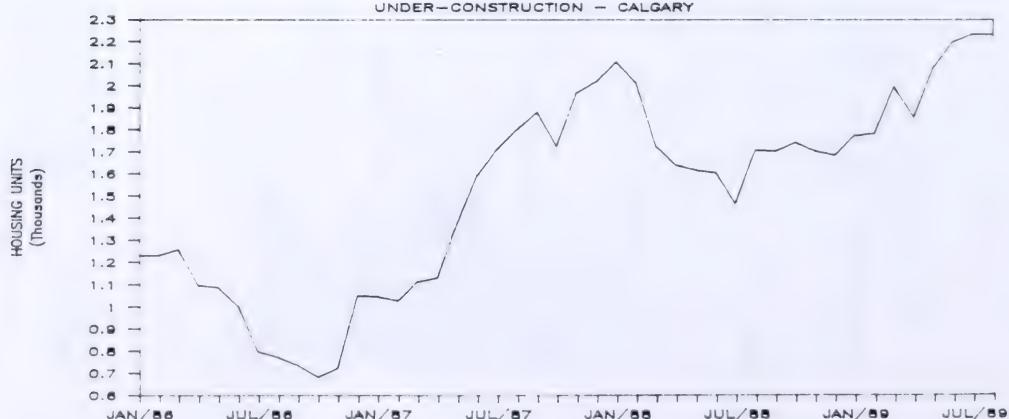


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

	1988		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	290	202	2107
FEBRUARY	214	308	2013
MARCH	183	474	1722
APRIL	334	418	1638
MAY	217	241	1614
JUNE	343	355	1602
JULY	241	378	1464
AUGUST	439	189	1705
SEPTEMBER	396	399	1700
OCTOBER	377	336	1740
NOVEMBER	455	492	1701
DECEMBER	311	331	1681

	1989		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	297	206	1772
FEBRUARY	301	285	1783
MARCH	407	198	1992
APRIL	358	491	1854
MAY	633	407	2080
JUNE	572	462	2198
JULY	741	687	2232
AUGUST	469	468	2230
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON



FIGURE 7B
COMPLETIONS - EDMONTON

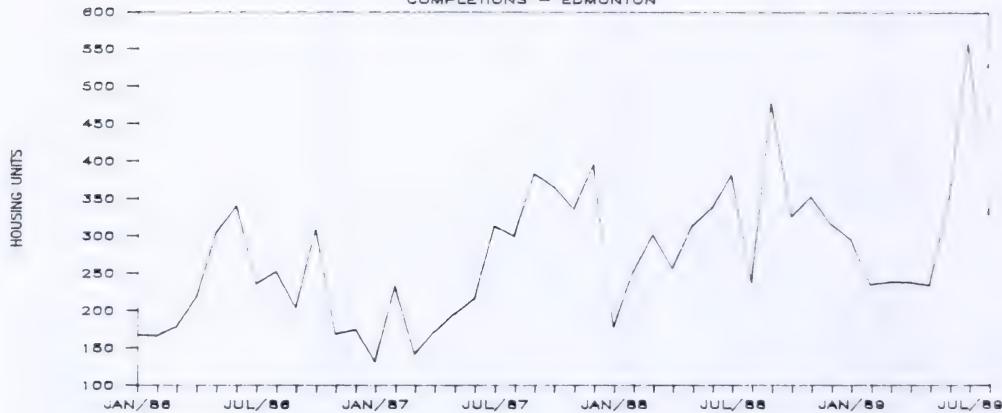


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

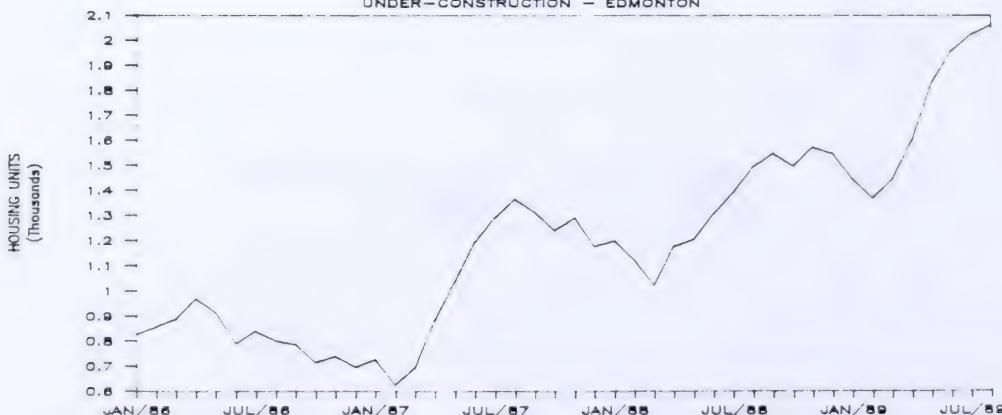


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

	1988		
	<i>STARTS</i>	<i>COMPLETIONS</i>	<i>UNDER-CONSTRUCTION</i>
JANUARY	200	177	1195
FEBRUARY	174	251	1118
MARCH	201	300	1019
APRIL	409	256	1173
MAY	342	313	1202
JUNE	437	337	1302
JULY	466	380	1388
AUGUST	343	237	1491
SEPTEMBER	527	476	1543
OCTOBER	320	325	1493
NOVEMBER	427	351	1569
DECEMBER	287	315	1541

	1989		
	<i>STARTS</i>	<i>COMPLETIONS</i>	<i>UNDER-CONSTRUCTION</i>
JANUARY	193	295	1440
FEBRUARY	158	234	1364
MARCH	313	238	1439
APRIL	395	237	1596
MAY	466	233	1829
JUNE	476	349	1956
JULY	624	558	2020
AUGUST	370	329	2058
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED - EDMONTON

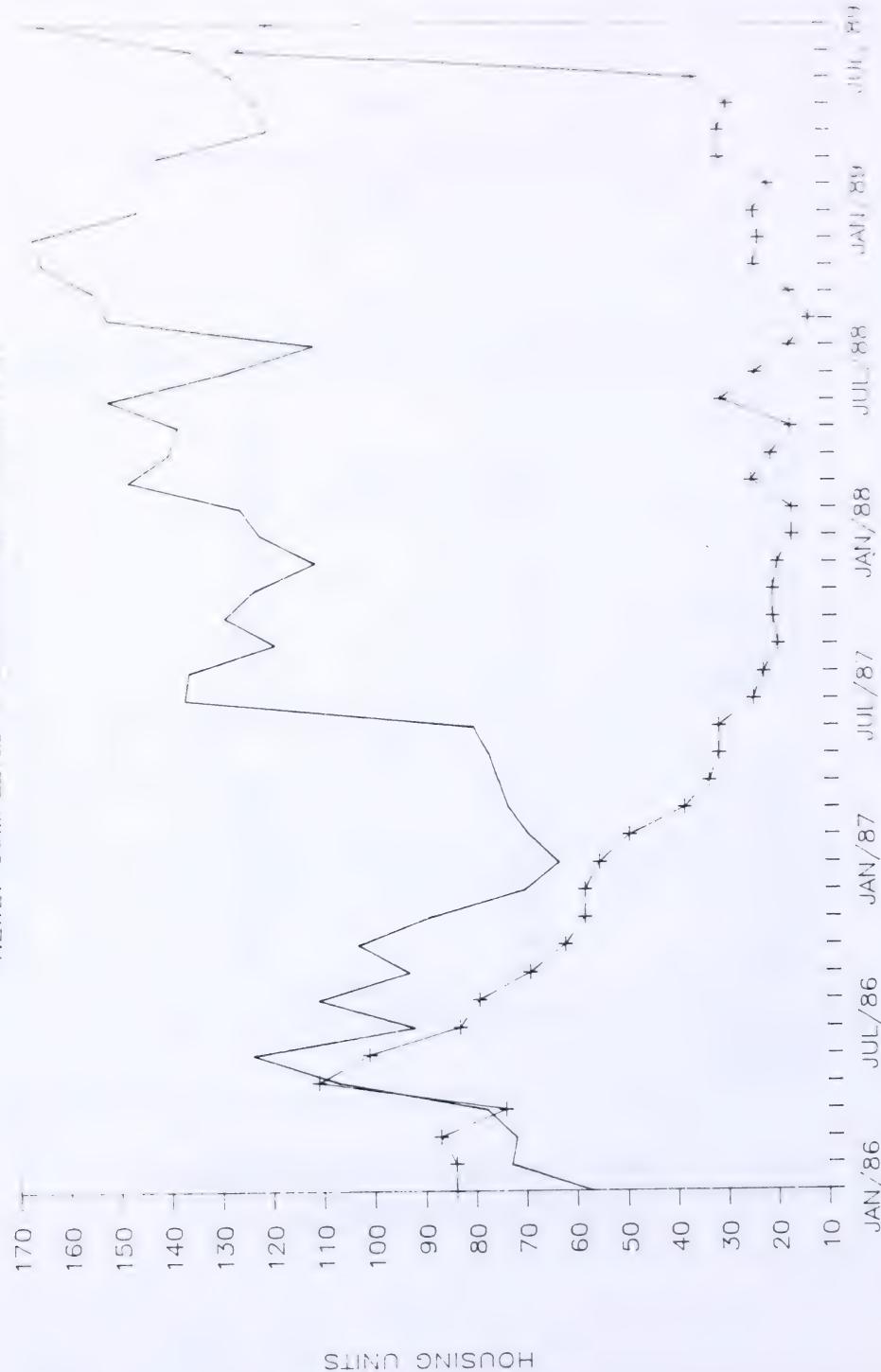


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1988					
JANUARY	122	16	138	177	55
FEBRUARY	126	16	142	251	63
MARCH	148	24	172	300	61
APRIL	140	20	160	256	63
MAY	138	16	154	313	67
JUNE	152	30	182	337	63
JULY	129	23	152	380	73
AUGUST	111	16	127	237	67
SEPTEMBER	152	12	164	476	73
OCTOBER	155	16	171	325	65
NOVEMBER	165	23	188	351	64
DECEMBER	167	22	189	315	62
1989					
JANUARY	146	23	169	295	65
FEBRUARY	146	20	166	234	59
MARCH	142	30	172	238	57
APRIL	120	30	150	237	63
MAY	122	28	150	233	61
JUNE	127	35	162	349	68
JULY	135	126	261	558	64
AUGUST	166	120	286	329	52
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

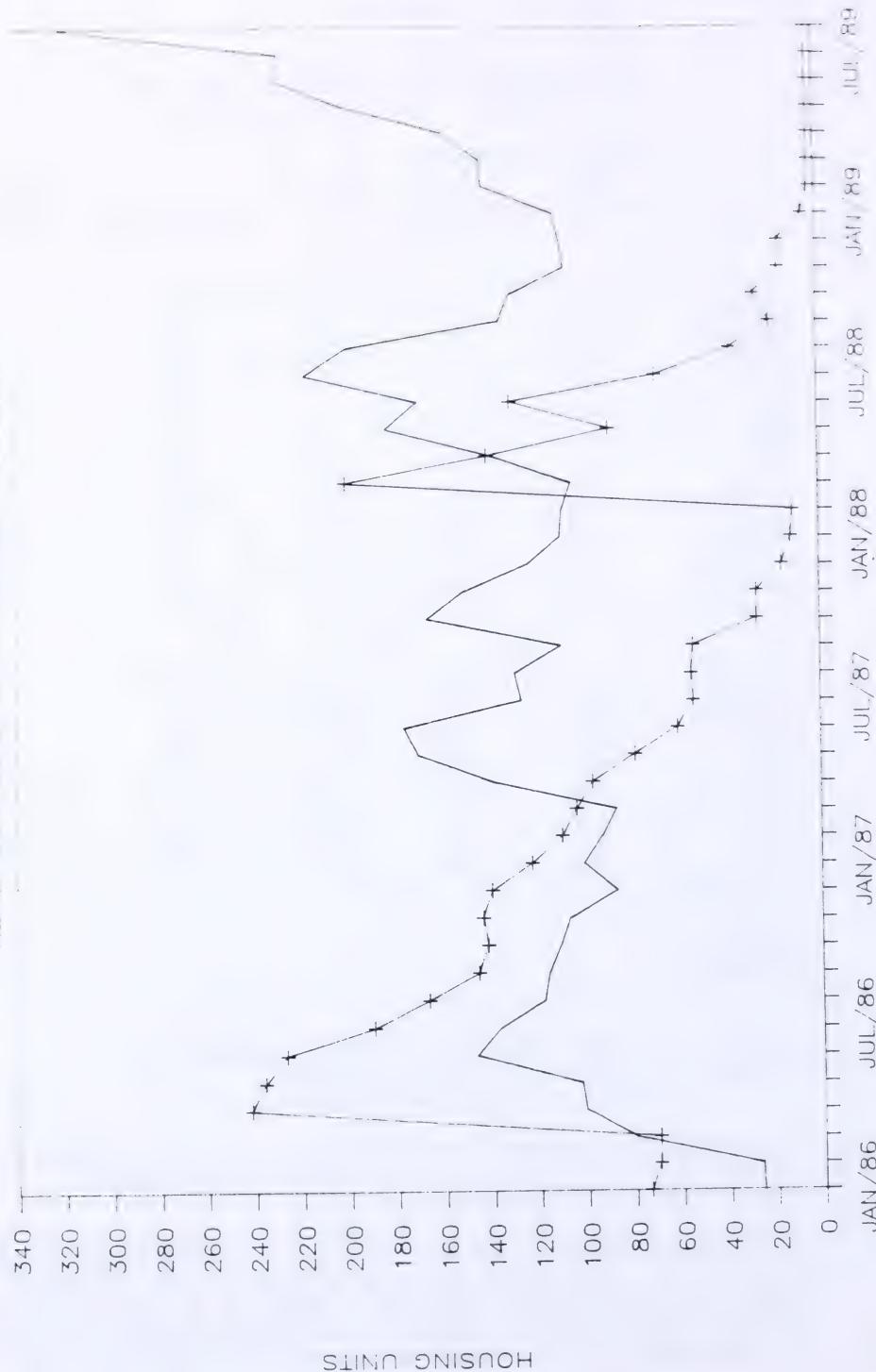
*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED - CALGARY



HOUSING UNITS

TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1988					
JANUARY	110	12	122	202	64
FEBRUARY	109	11	120	308	72
MARCH	105	201	306	474	48
APRIL	139	141	280	418	61
MAY	184	89	273	241	48
JUNE	170	131	301	355	52
JULY	218	69	287	378	58
AUGUST	200	37	237	189	50
SEPTEMBER	135	20	155	399	76
OCTOBER	130	27	157	336	68
NOVEMBER	107	16	123	492	81
DECEMBER	109	16	125	331	72
1989					
JANUARY	112	6	118	206	64
FEBRUARY	142	3	145	285	64
MARCH	143	3	146	198	57
APRIL	159	3	162	491	75
MAY	201	3	204	407	64
JUNE	230	3	233	462	65
JULY	228	3	231	687	75
AUGUST	321	3	324	468	54
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

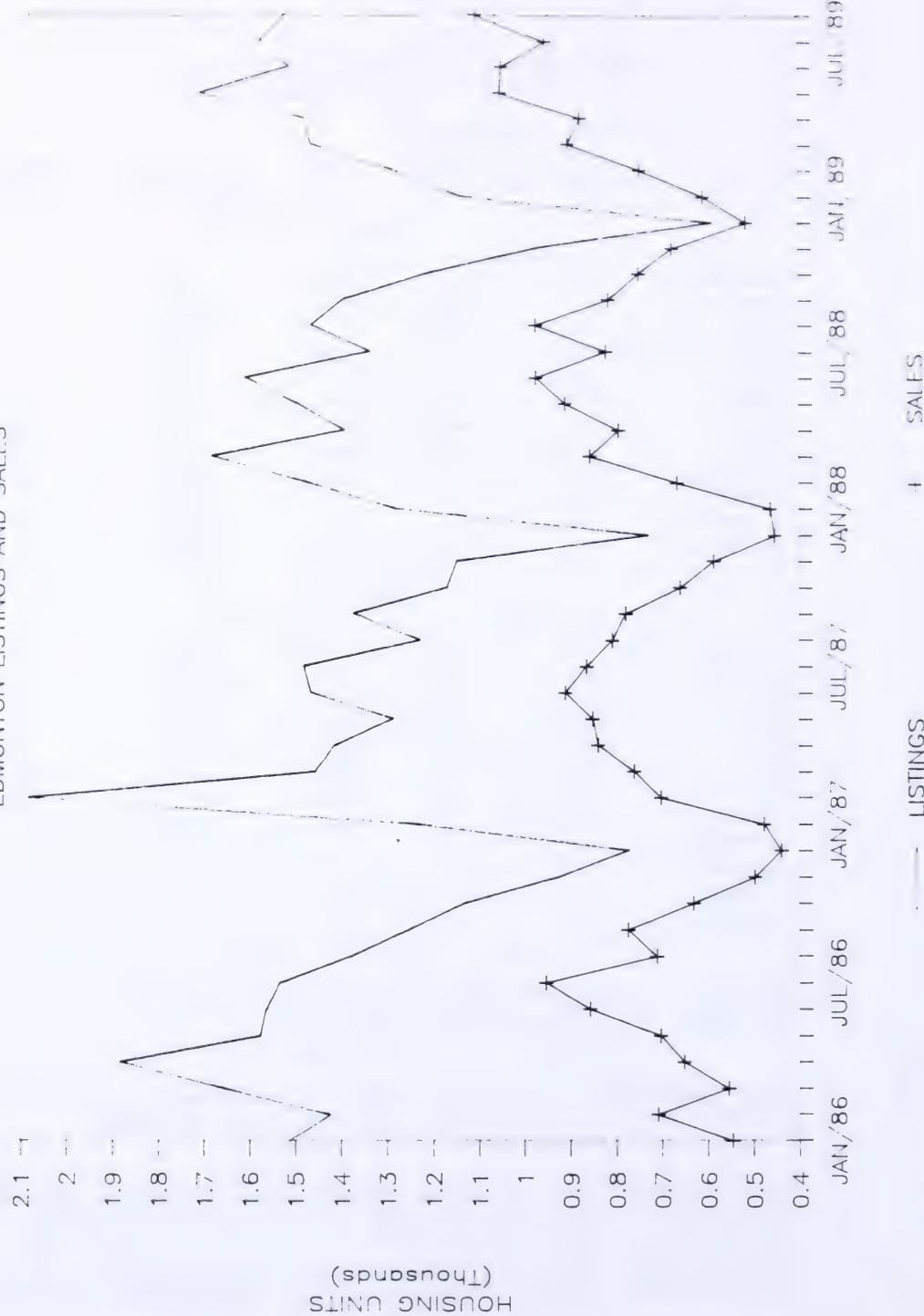
SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10
EDMONTON LISTINGS AND SALES



HOUSING UNITS
(Thousands)

TABLE 13
 RESIDENTIAL LISTINGS, SALES AND PRICE
 EDMONTON

	1988			
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1288	463	.36	77982
FEBRUARY	1478	667	.45	76385
MARCH	1688	858	.51	78935
APRIL	1397	795	.57	82004
MAY	1502	913	.61	81285
JUNE	1616	978	.61	85636
JULY	1343	824	.61	85372
AUGUST	1472	979	.67	83181
SEPTEMBER	1398	818	.59	82881
OCTOBER	1218	751	.62	82043
NOVEMBER	978	678	.69	85120
DECEMBER	590	515	.87	81271

	1989			
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1150	610	.53	82311
FEBRUARY	1297	750	.58	84760
MARCH	1474	908	.62	87552
APRIL	1491	880	.59	86301
MAY	1719	1058	.62	90502
JUNE	1522	1054	.69	91281
JULY	1588	959	.60	88422
AUGUST	1534	1112	.72	89646
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 11
CALGARY LISTINGS AND SALES

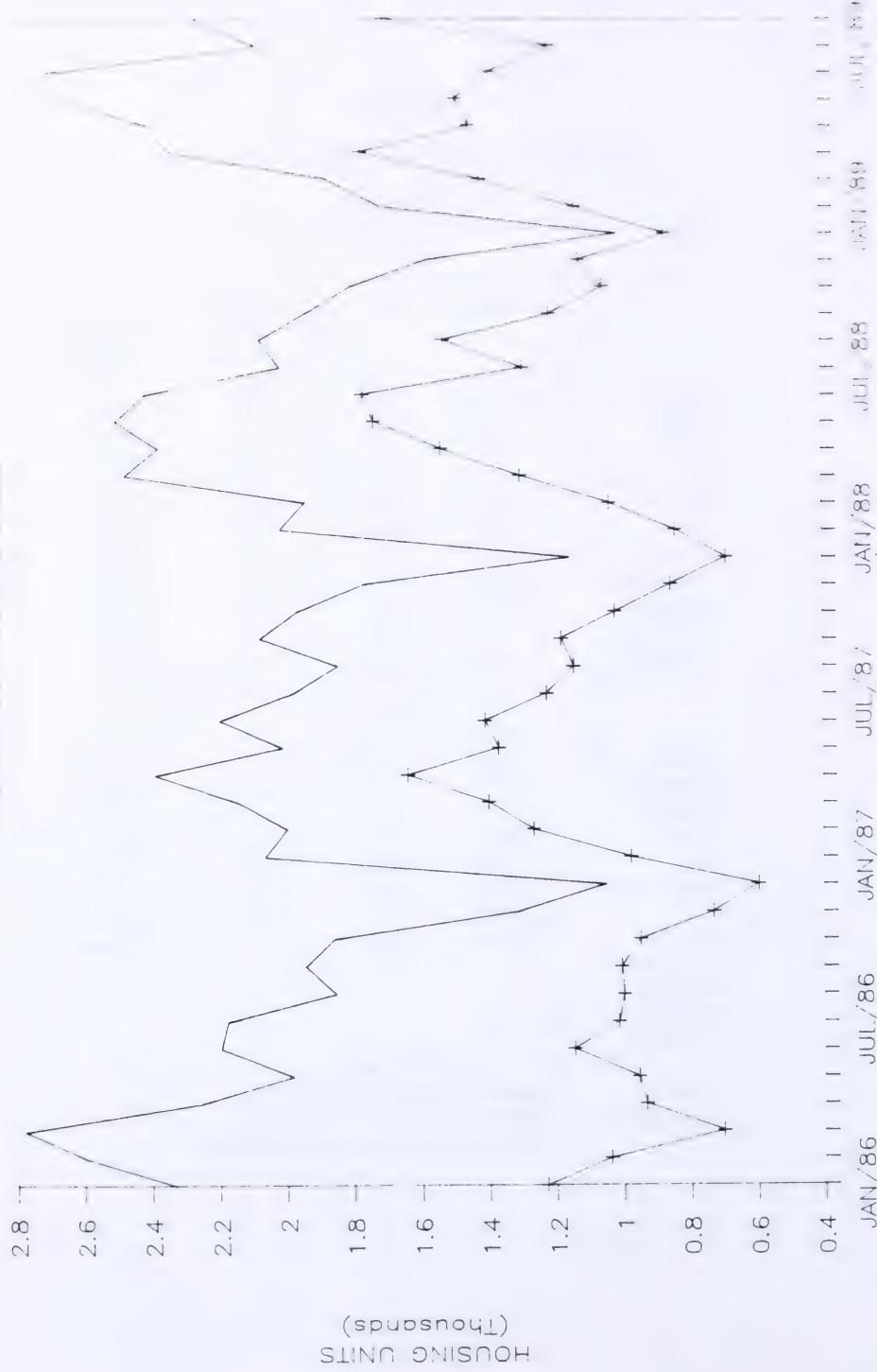


TABLE 14
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
		1988		
JANUARY	1945	841	.43	90623
FEBRUARY	1945	1038	.53	91213
MARCH	2485	1305	.53	96389
APRIL	2384	1541	.65	98765
MAY	2512	1740	.69	99368
JUNE	2422	1774	.73	101695
JULY	2019	1295	.64	104129
AUGUST	2083	1532	.74	99602
SEPTEMBER	1941	1214	.63	101425
OCTOBER	1803	1054	.58	100538
NOVEMBER	1582	1127	.71	103471
DECEMBER	1010	866	.86	101210
		1989		
JANUARY	1721	1138	.66	99141
FEBRUARY	1880	1421	.76	106355
MARCH	2349	1778	.76	109406
APRIL	2423	1453	.60	112019
MAY	2666	1494	.56	111169
JUNE	2722	1393	.51	110751
JULY	2092	1213	.58	109485
AUGUST	2274	1709	.75	110373
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

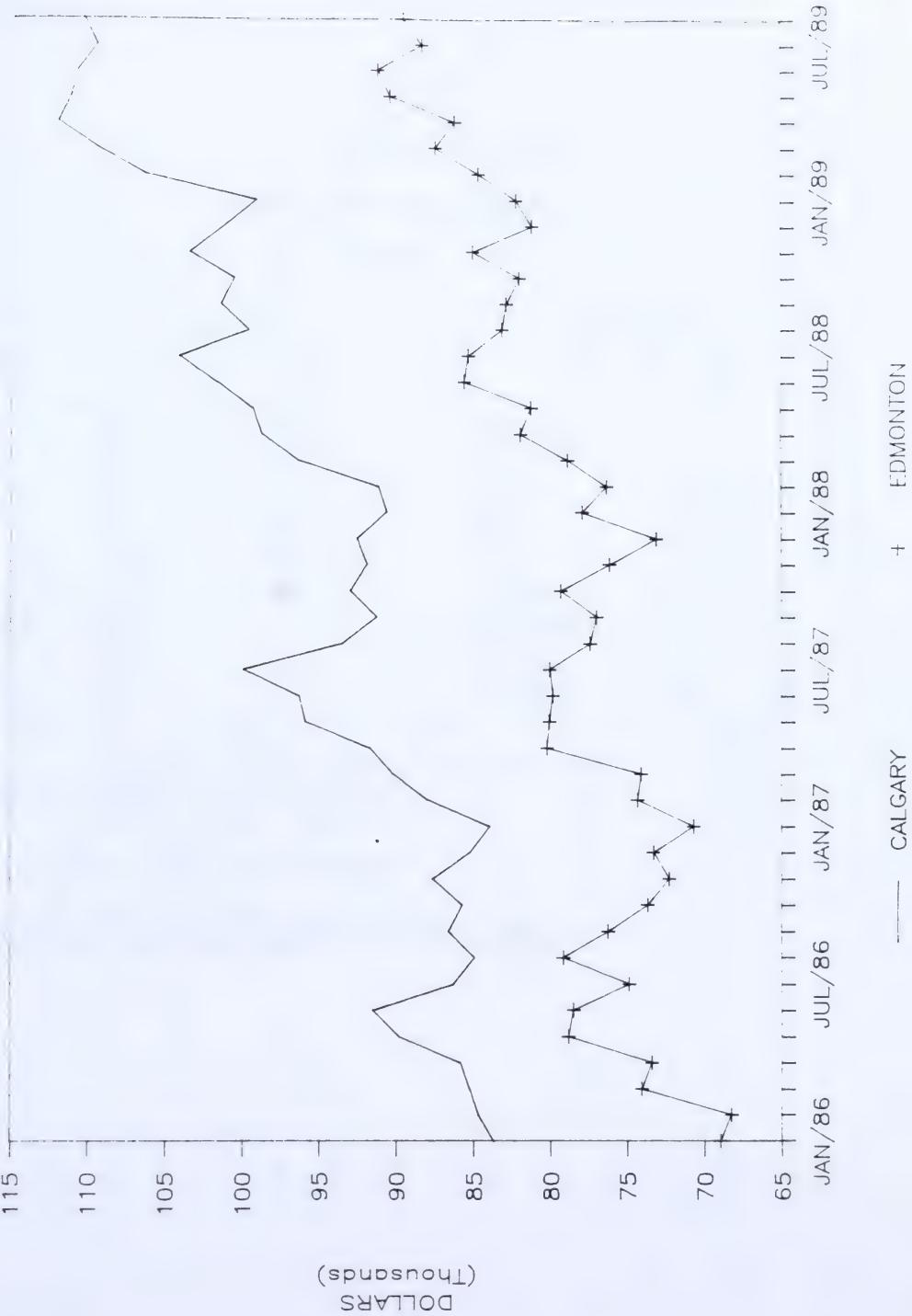


FIGURE 13
NEW HOUSE PRICE INDICES, CALG. & EDM.

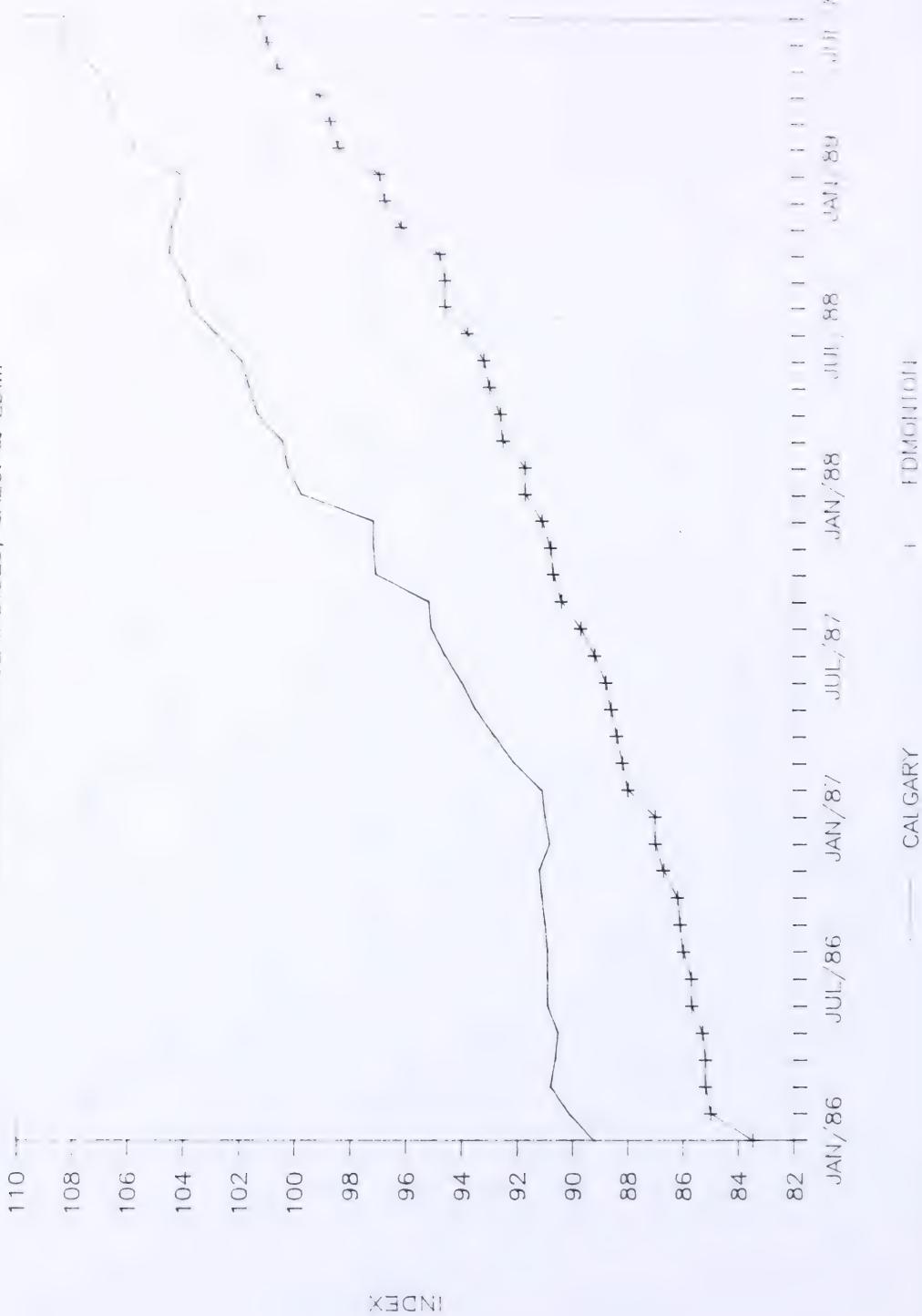


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

	CALGARY**		EDMONTON***	
	1988	1989	1988	1989
JANUARY	99.8	104.2	JANUARY	91.7
FEBRUARY	100.3	105.8	FEBRUARY	91.7
MARCH	100.5	106.7	MARCH	92.5
APRIL	101.4	106.8	APRIL	92.6
MAY	101.7	107.3	MAY	93.0
JUNE	101.7	108.5	JUNE	93.0
JULY	102.9	108.5	JULY	93.8
AUGUST	103.8		AUGUST	94.6
SEPTEMBER	104.0		SEPTEMBER	94.6
OCTOBER	104.6		OCTOBER	94.8
NOVEMBER	104.5		NOVEMBER	96.2
DECEMBER	104.2		DECEMBER	96.8

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
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*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

CANADIAN

OCT 30 1989

RESIDENTIAL CONSTRUCTION IN ALBERTA

SEPTEMBER 1989

Alberta

MUNICIPAL AFFAIRS

Housing Division

Planning Secretariat

**RESIDENTIAL CONSTRUCTION
IN ALBERTA
SEPTEMBER, 1989**

**ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT**

**ISSN 0823-3047
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* * * *

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HIGHLIGHTS

Alberta

- In the third quarter, housing starts jumped sharply to 4,621 units, up 32% over the 1988 figure of 3,499. This increase brought the total starts to 10,469 for the first three quarters of 1989, the highest level since 1983.

Urban Alberta

- Housing starts for urban Alberta increased to 1,137 units last month, up 7% in comparison with 1,060 units for September 1988.
- Total starts to date rose by 33% to 8,764 units from 6,569 for 1988. Both single and multiple family starts showed increases.
- Housing under construction in September also increased 33% to 4,873 units from 3,655 a year ago.

Calgary

- Calgary's September starts improved significantly to 543 units, a jump of 37% over the same month last year.
- Total starts for the first nine months showed a 63% increase over the same period 1988 to 4,321 units. Single family starts were up by 52% while multiples jumped by 180%.
- Housing under construction rose 4% to 2,321 units in September, but inventory of newly completed and unoccupied housing fell to 296 units from 324 in August.
- In the resale market, 1,731 residential properties were sold during the month, 43% ahead of last year's levels. Total sales to date rose 9% over 1988.

- Despite the sales increase, the average selling price dropped 3% from August to \$107,511 in September. However, the new housing price index rose 1.7% in August from July, reaching a level of 110.3.

Edmonton

- For the first time in four months, Edmonton's housing starts in September fell 9% to 479 units compared to 527 in 1988.
- Total starts for the year, however, still showed a 12% increase to 3,474 units from 3,099 a year ago.
- Housing under construction increased again to 2,076 units from 2,058 the month before. Inventory of newly completed and unoccupied housing also increased to 310 units in September, the highest level since December 1984 (329).
- In the resale market, the number of houses sold rose 30% over September 1988 to 1,066 units. The ratio of sales to listings also jumped to .83 compared to .59 last year.
- The average resale house price decreased slightly to \$89,596 last month, but still above the level this time last year. However, the new housing price index continued the upward trend to 102.3 in August, up 8% over last year.

TABLE 1

SEP-89

*HOUSING STARTS BY TYPE
URBAN ALBERTA*

CITY	SINGLES	SEMI'S	ROW	APT'	TOTAL	PERCENT CHANGE	
						OVER SAME MTH	LAST YEAR
CALGARY	503	4	36	0	543	37	-33
CAMROSE	2	0	0	0	2	-9	-9
EDMONTON M.A.	417	20	42	0	479	-100	-100
FORT MCMURRAY	0	0	0	0	0	-60	-60
GRANDE PRAIRIE	10	0	0	0	10	47	47
LETHBRIDGE	28	0	0	0	28	-67	-67
LLOYDMINSTER(ALTA. PART)	2	0	0	0	2	6	6
MEDICINE HAT	17	0	0	0	17	13	13
RED DEER	1	14	20	0	35	167	167
WETASKIWIN	6	2	0	0	8	-50	-50
OTHER CENTRES **	13	0	0	0	13		
TOTAL	999	40	98	0	1137	7	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT
 ** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A

CUMULATIVE STARTS - CALGARY

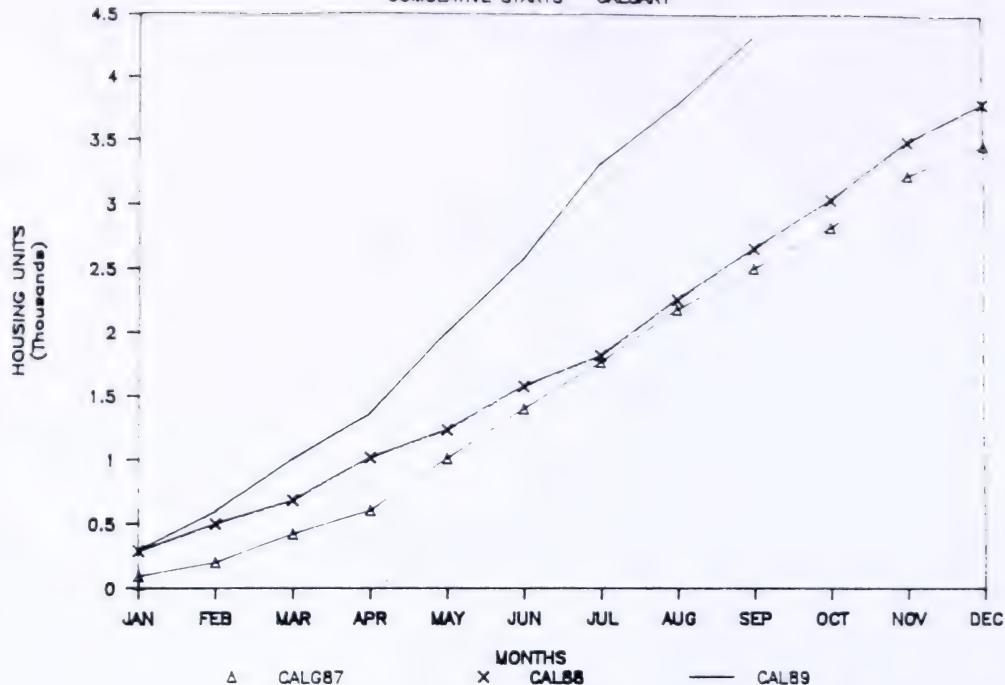


FIGURE 1B

CUMULATIVE STARTS - EDMONTON

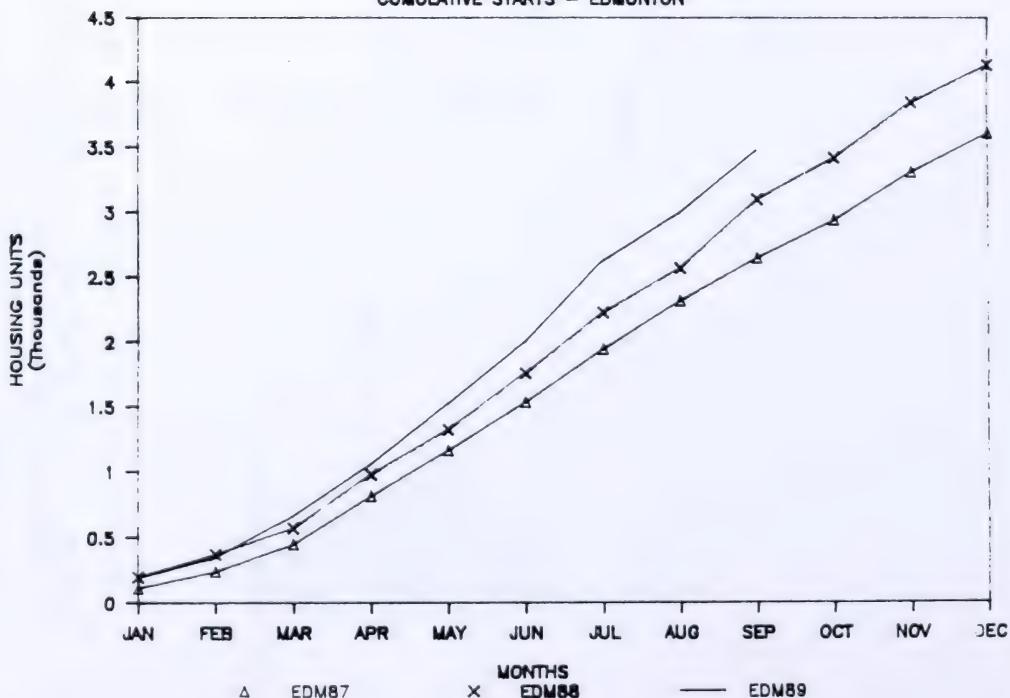


TABLE 2

SEP-89

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1988	1989	1988	1989	1988	1989
CALGARY	2443	3721	178	144	25	411
CAMROSE	14	25	0	4	0	20
EDMONTON M.A.	2685	2889	86	160	128	252
FORT MCMURRAY	27	9	0	0	0	0
GRANDE PRAIRIE	108	134	2	0	0	0
LETHBRIDGE	132	132	6	4	0	3
LLOYDMINSTER(ALTA. PART)	30	23	0	2	0	0
MEDICINE HAT	91	152	6	2	18	0
RED DEER	147	144	6	38	99	74
WETASKIWIN	26	36	2	2	6	0
OTHER CENTRES **	80	72	2	4	0	0
TOTAL	5783	7337	288	356	280	748
PERCENT CHANGE BY TYPE	27	24		167	48	33

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2
MONTHLY HOUSING STARTS, URBAN ALBERTA

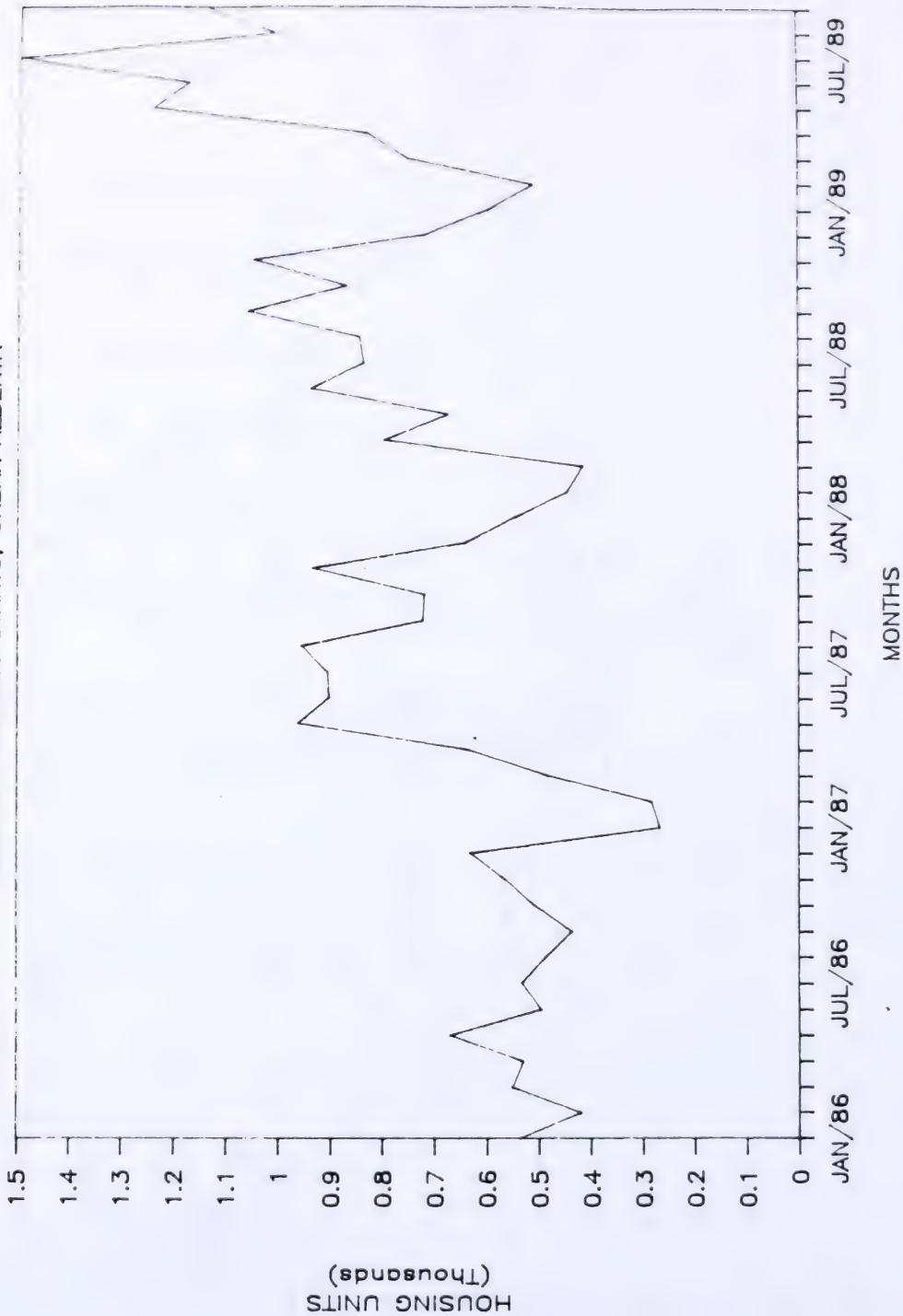


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1988-1989

	1988	1989	PERCENT CHANGE
JANUARY	547	600	10
FEBRUARY	447	513	15
MARCH	416	755	81
APRIL	799	834	4
MAY	675	1242	84
JUNE	940	1174	25
JULY	838	1498	79
AUGUST	847	1011	19
SEPTEMBER	1060	1137	7
OCTOBER	871		
NOVEMBER	1050		
DECEMBER	722		
TOTAL	9212	8764	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3
MULTIPLES AS % OF STARTS, URBAN ALBERTA

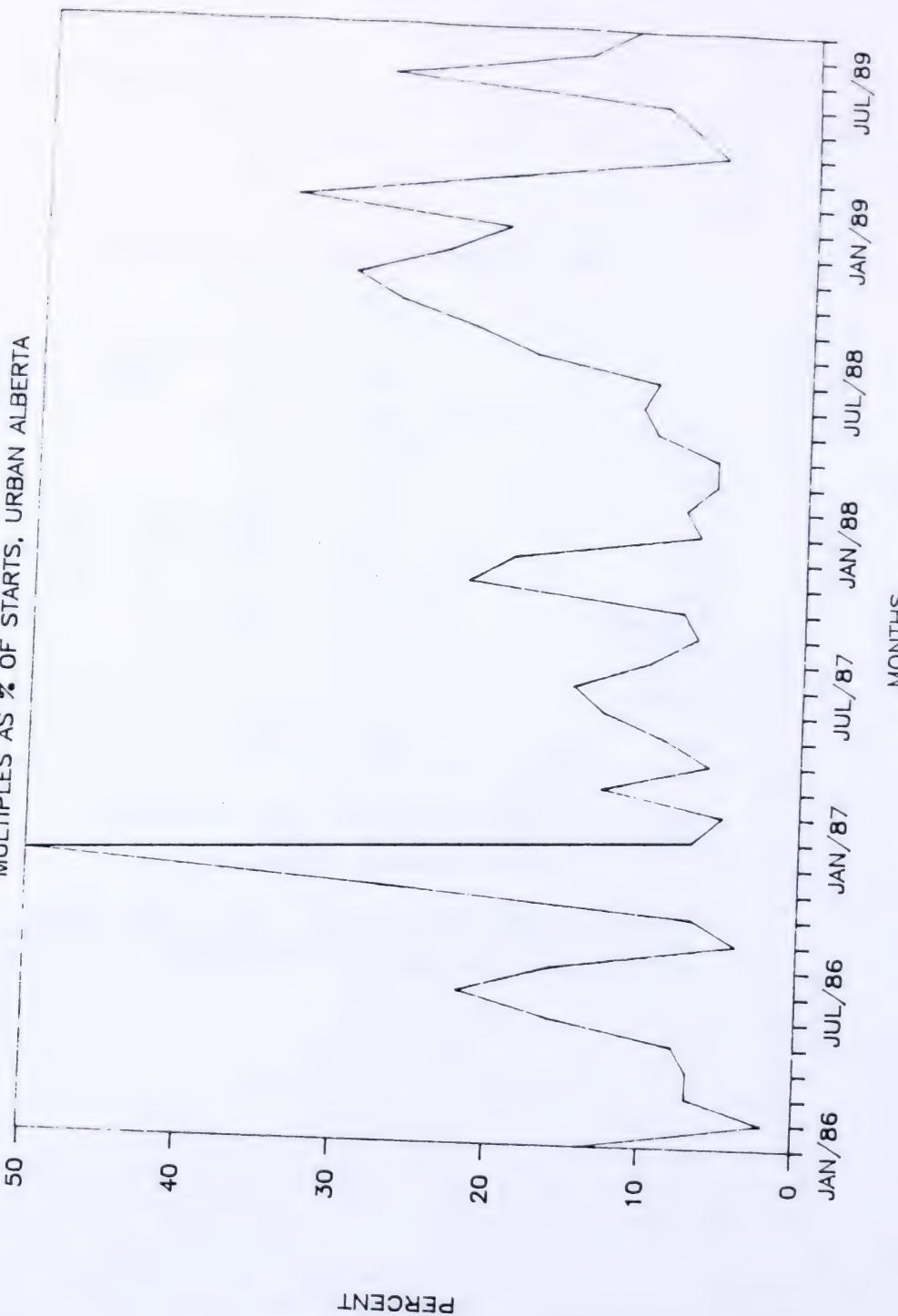


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1988-1989

1988

	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	547	508	39	7
FEBRUARY	447	413	34	8
MARCH	416	390	26	6
APRIL	799	754	45	6
MAY	675	610	65	10
JUNE	940	835	105	11
JULY	838	753	85	10
AUGUST	847	694	153	18
SEPTEMBER	1060	826	234	22
OCTOBER	871	633	238	27
NOVEMBER	1050	740	310	30
DECEMBER	722	547	175	24
TOTAL	9212	7703	1509	16

1989

JANUARY	600	478	122	20
FEBRUARY	513	340	173	34
MARCH	755	606	149	20
APRIL	834	780	54	6
MAY	1242	1143	99	8
JUNE	1174	1055	119	10
JULY	1498	1080	418	28
AUGUST	1011	856	155	15
SEPTEMBER	1137	999	138	12
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	8764	7337	1427	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

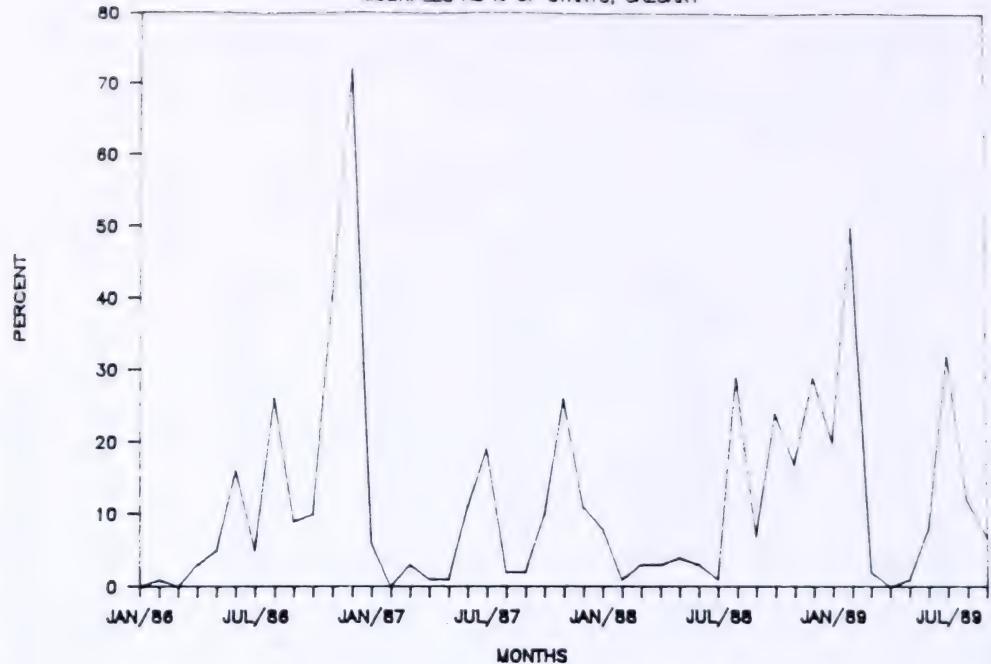


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

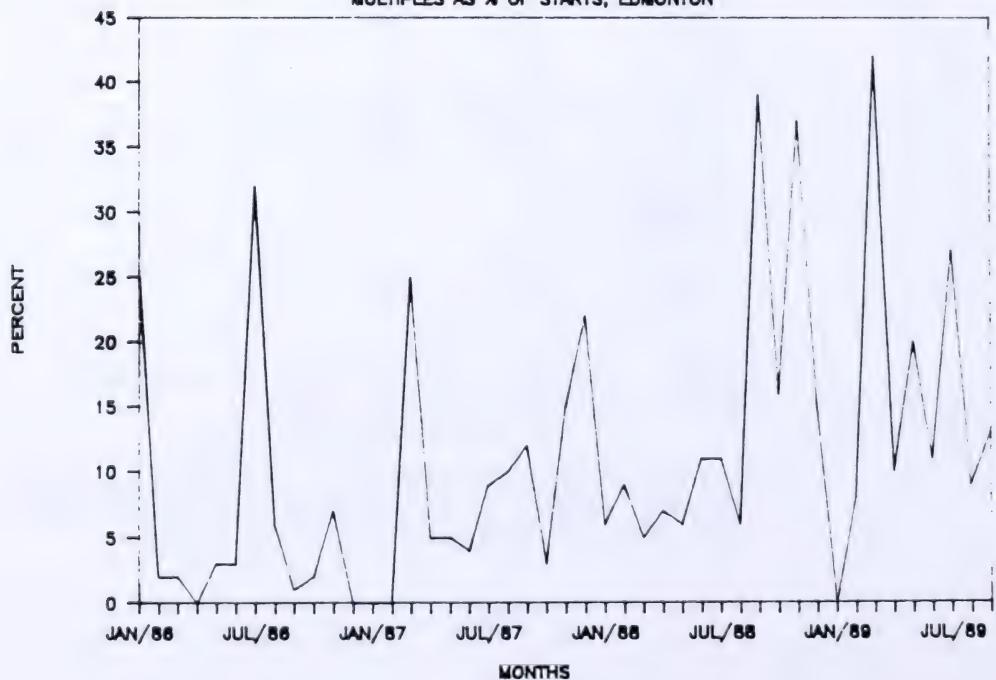


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

CALGARY						EDMONTON METRO)					
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL			TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	
JANUARY	290	268	22	8		JANUARY	200	188	12	6	
FEBRUARY	214	212	2	1		FEBRUARY	174	159	15	9	
MARCH	183	177	6	3		MARCH	201	190	11	5	
APRIL	334	325	9	3		APRIL	409	379	30	7	
MAY	217	209	8	4		MAY	342	320	22	6	
JUNE	343	332	11	3		JUNE	437	389	48	11	
JULY	241	239	2	1		JULY	466	415	51	11	
AUGUST	439	313	126	29		AUGUST	343	322	21	6	
SEPTEMBER	396	368	28	7		SEPTEMBER	527	323	204	39	
OCTOBER	377	285	92	24		OCTOBER	320	270	50	16	
NOVEMBER	455	377	78	17		NOVEMBER	427	271	156	37	
DECEMBER	311	222	89	29		DECEMBER	287	243	44	15	
TOTAL	3800	3327	473	12		TOTAL	4133	3469	664	16	
CALGARY						EDMONTON(METRO)					
						JANUARY	193	193	0	0	
JANUARY	297	239	58	20		FEBRUARY	158	146	12	8	
FEBRUARY	301	149	152	50		MARCH	313	182	131	42	
MARCH	407	397	10	2		APRIL	395	357	38	10	
APRIL	358	358	0	0		MAY	466	375	91	20	
MAY	633	629	4	1		JUNE	476	425	51	11	
JUNE	572	528	44	8		JULY	624	458	166	27	
JULY	741	505	236	32		AUGUST	370	336	34	9	
AUGUST	469	413	56	12		SEPTEMBER	479	417	62	13	
SEPTEMBER	543	503	40	7		OCTOBER					
OCTOBER						NOVEMBER					
NOVEMBER						DECEMBER					
DECEMBER						TOTAL	3474	2889	585		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECTION/TARIFF

FIGURE 5
QUARTERLY HOUSING STARTS IN ALBERTA

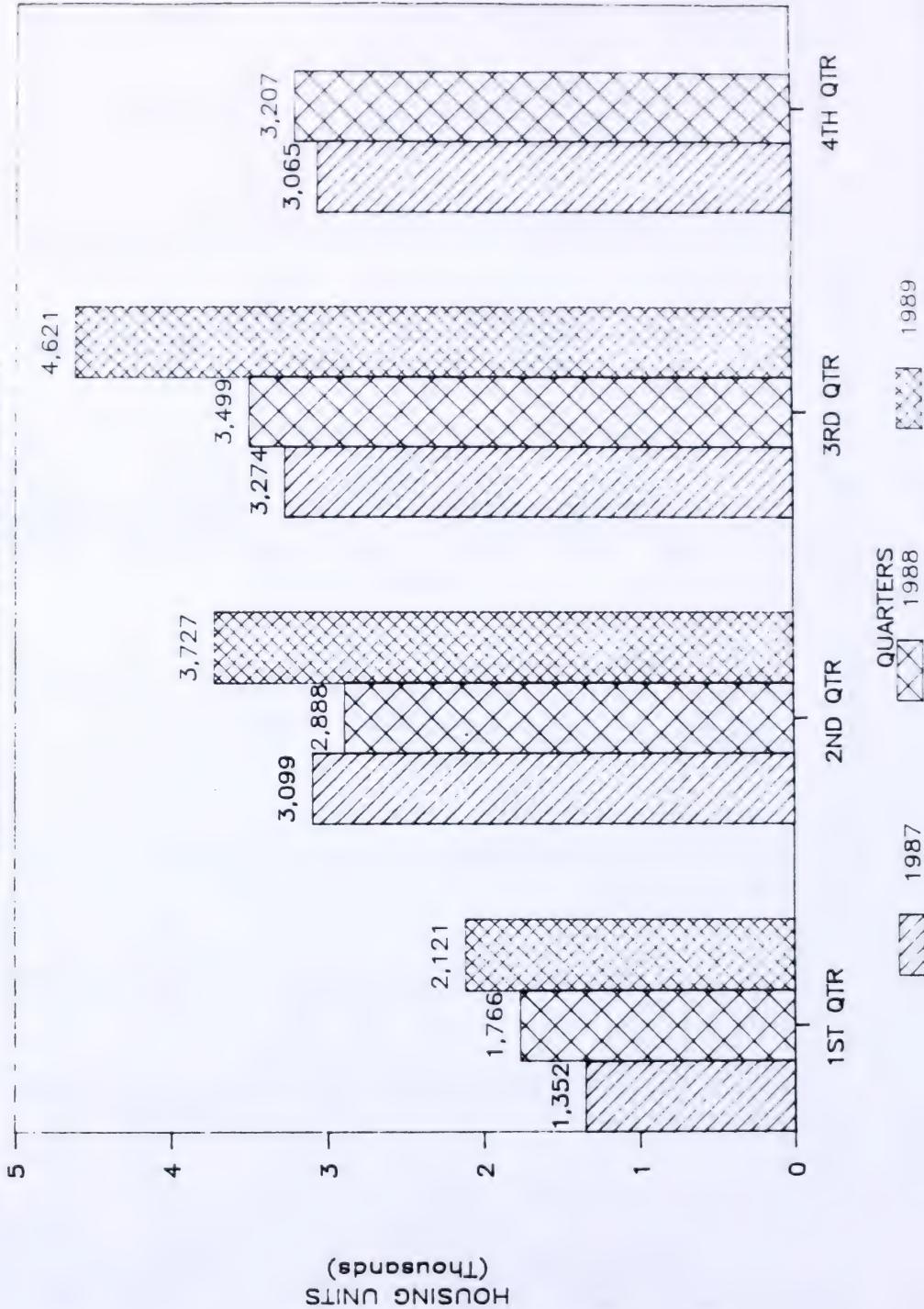


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1988	1989	PERCENT CHANGE
FIRST QUARTER	1766	2121	20
SECOND QUARTER	2888	3727	29
THIRD QUARTER	3499	4621	32
FOURTH QUARTER	3207	-----	-----
TOTAL	11360	10469	-8%

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

TABLE 7

SEP-89

*HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA*

CITY	SINGLES	SEMIS	ROW	APT ^T	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
	445	4	0	0	449	13
CALGARY	3	0	0	20	23	475
CAMROSE						-3
EDMONTON M.A.	335	30	19	78	462	-78
FORT McMURRAY	2	0	0	0	2	-10
GRANDE PRAIRIE	9	0	0	0	9	-43
LETHBRIDGE	8	0	0	0	8	50
LLOYDMINSTER(ALTA. PART)	3	0	0	0	3	310
MEDICINE HAT	8	0	0	33	41	86
RED DEER	21	2	16	0	39	150
WETASKIWIN	5	0	0	0	5	-50
OTHER CENTRES **	9	0	0	0	9	9
TOTAL	848	36	35	131	1050	9

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

SEP-89

*HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA*

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1753	276	247	45	2321	37
CAMROSE	10	0	8	0	18	100
EDMONTON M.A.	1618	98	187	173	2076	35
FORT McMURRAY	3	0	0	0	3	-80
GRANDE PRAIRIE	64	0	0	0	64	16
LETHBRIDGE	64	0	0	41	105	67
LLOYDMINSTER(ALTA. PART)	8	0	0	0	8	-47
MEDICINE HAT	87	2	0	0	89	-78
RED DEER	37	16	67	0	120	-18
WETASKIWIN	20	2	0	0	22	69
OTHER CENTRES **	0	0	0	0	2	
TOTAL	3711	394	509	259	4873	33

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT
 *** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

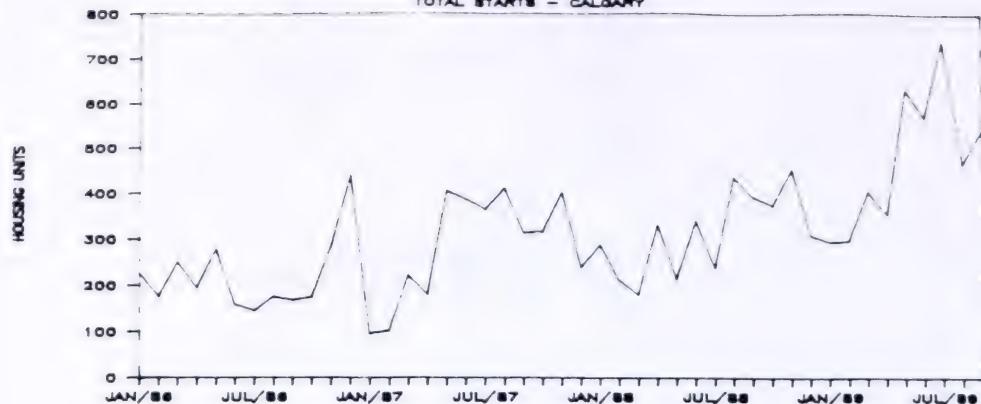


FIGURE 6B
COMPLETIONS - CALGARY

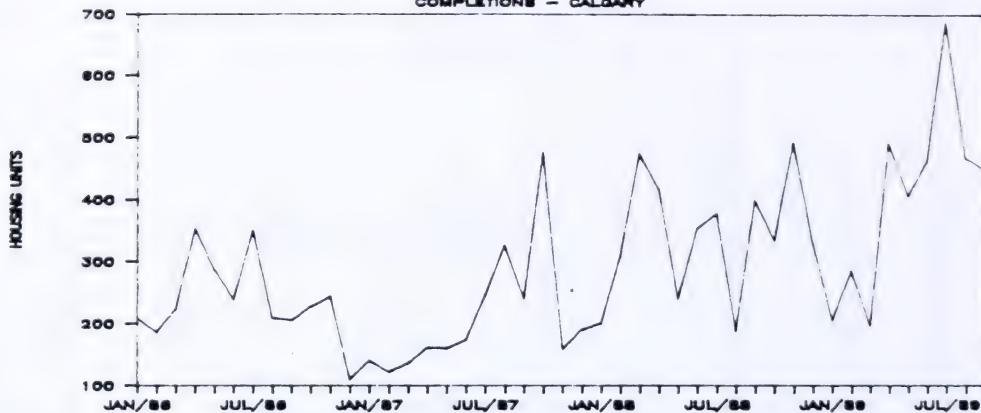


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

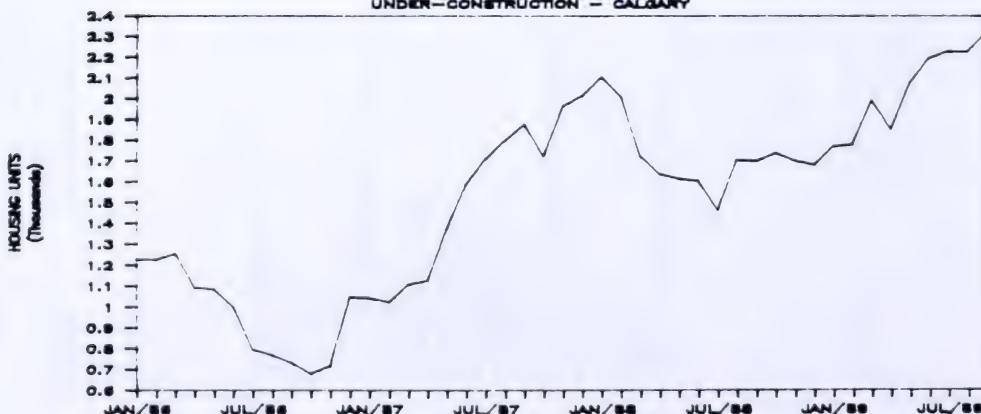


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

	1988		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	290	202	2107
FEBRUARY	214	308	2013
MARCH	183	474	1722
APRIL	334	418	1638
MAY	217	241	1614
JUNE	343	355	1602
JULY	241	378	1464
AUGUST	439	189	1705
SEPTEMBER	396	399	1700
OCTOBER	377	336	1740
NOVEMBER	455	492	1701
DECEMBER	311	331	1681

	1989		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	297	206	1772
FEBRUARY	301	285	1783
MARCH	407	198	1992
APRIL	358	491	1854
MAY	633	407	2080
JUNE	572	462	2198
JULY	741	687	2232
AUGUST	469	468	2230
SEPTEMBER	543	449	2321
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

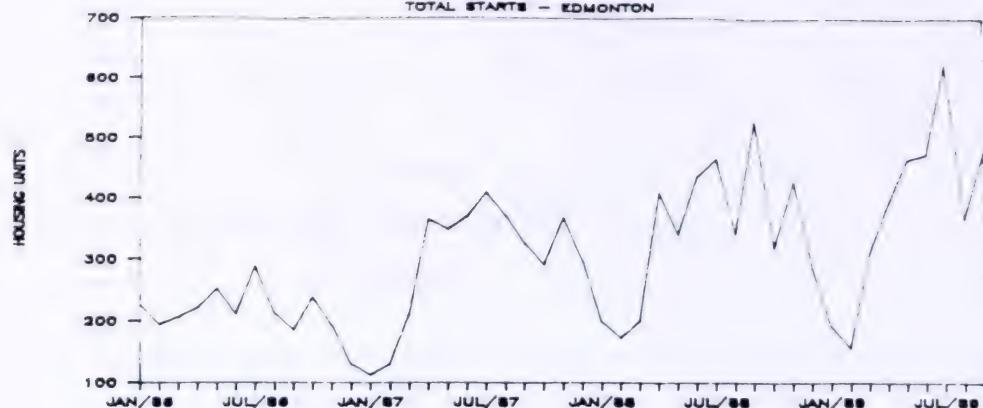


FIGURE 7B
COMPLETIONS - EDMONTON

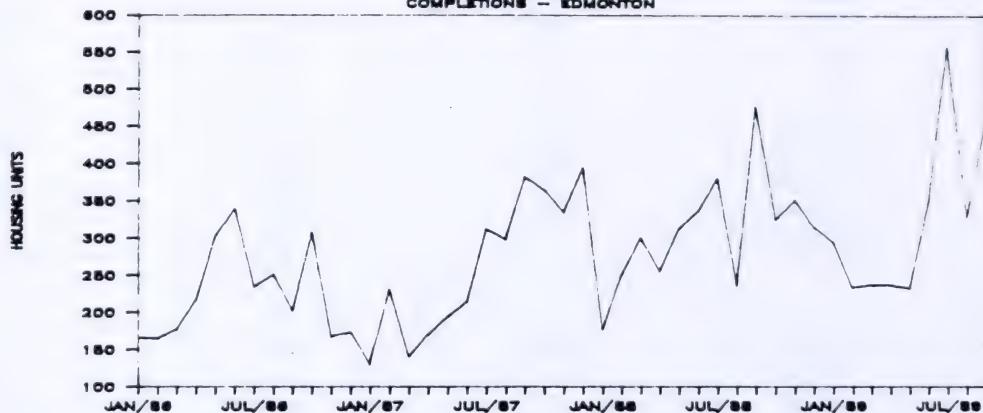


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

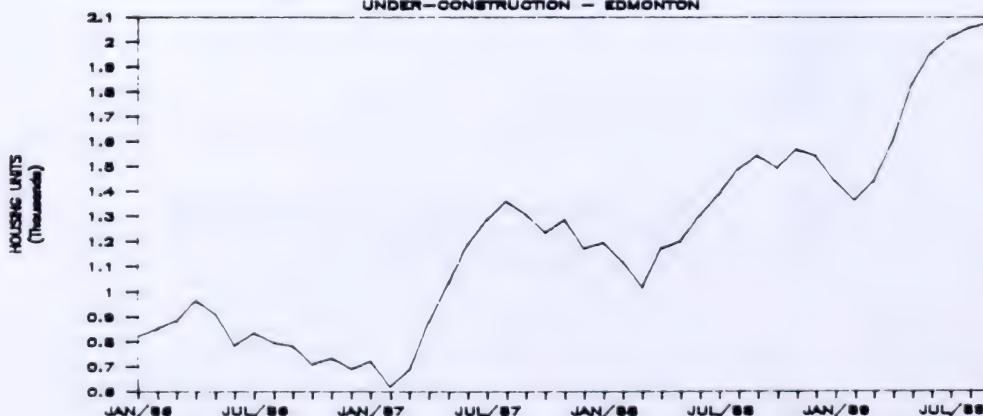


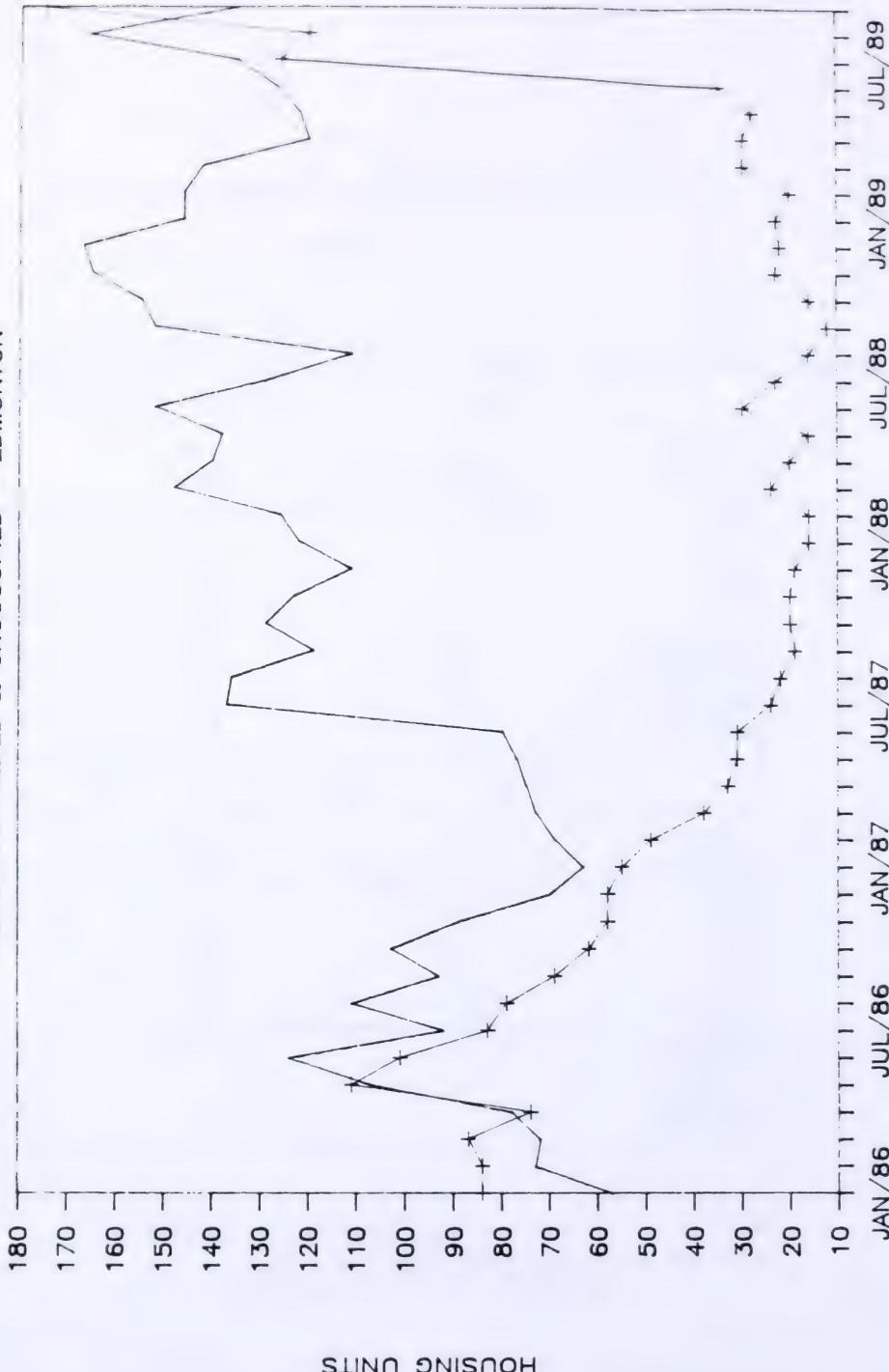
TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

	1988		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	200	177	1195
FEBRUARY	174	251	1118
MARCH	201	300	1019
APRIL	409	256	1173
MAY	342	313	1202
JUNE	437	337	1302
JULY	466	380	1388
AUGUST	343	237	1491
SEPTEMBER	527	476	1543
OCTOBER	320	325	1493
NOVEMBER	427	351	1569
DECEMBER	287	315	1541
	1989		
JANUARY	193	295	1440
FEBRUARY	158	234	1364
MARCH	313	238	1439
APRIL	395	237	1596
MAY	466	233	1829
JUNE	476	349	1956
JULY	624	558	2020
AUGUST	370	329	2058
SEPTEMBER	479	462	2076
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED - EDMONTON



HOUSING UNITS

TABLE 11
 EDMONTON METRO
 NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
 COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1988					
JANUARY	122	16	138	177	55
FEBRUARY	126	16	142	251	63
MARCH	148	24	172	300	61
APRIL	140	20	160	256	63
MAY	138	16	154	313	67
JUNE	152	30	182	337	63
JULY	129	23	152	380	73
AUGUST	111	16	127	237	67
SEPTEMBER	152	12	164	476	73
OCTOBER	155	16	171	325	65
NOVEMBER	165	23	188	351	64
DECEMBER	167	22	189	315	62
1989					
JANUARY	146	23	169	295	65
FEBRUARY	146	20	166	234	59
MARCH	142	30	172	238	57
APRIL	120	30	150	237	63
MAY	122	28	150	233	61
JUNE	127	35	162	349	68
JULY	135	126	261	558	64
AUGUST	166	120	286	329	52
SEPTEMBER	135	175	310	462	59
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

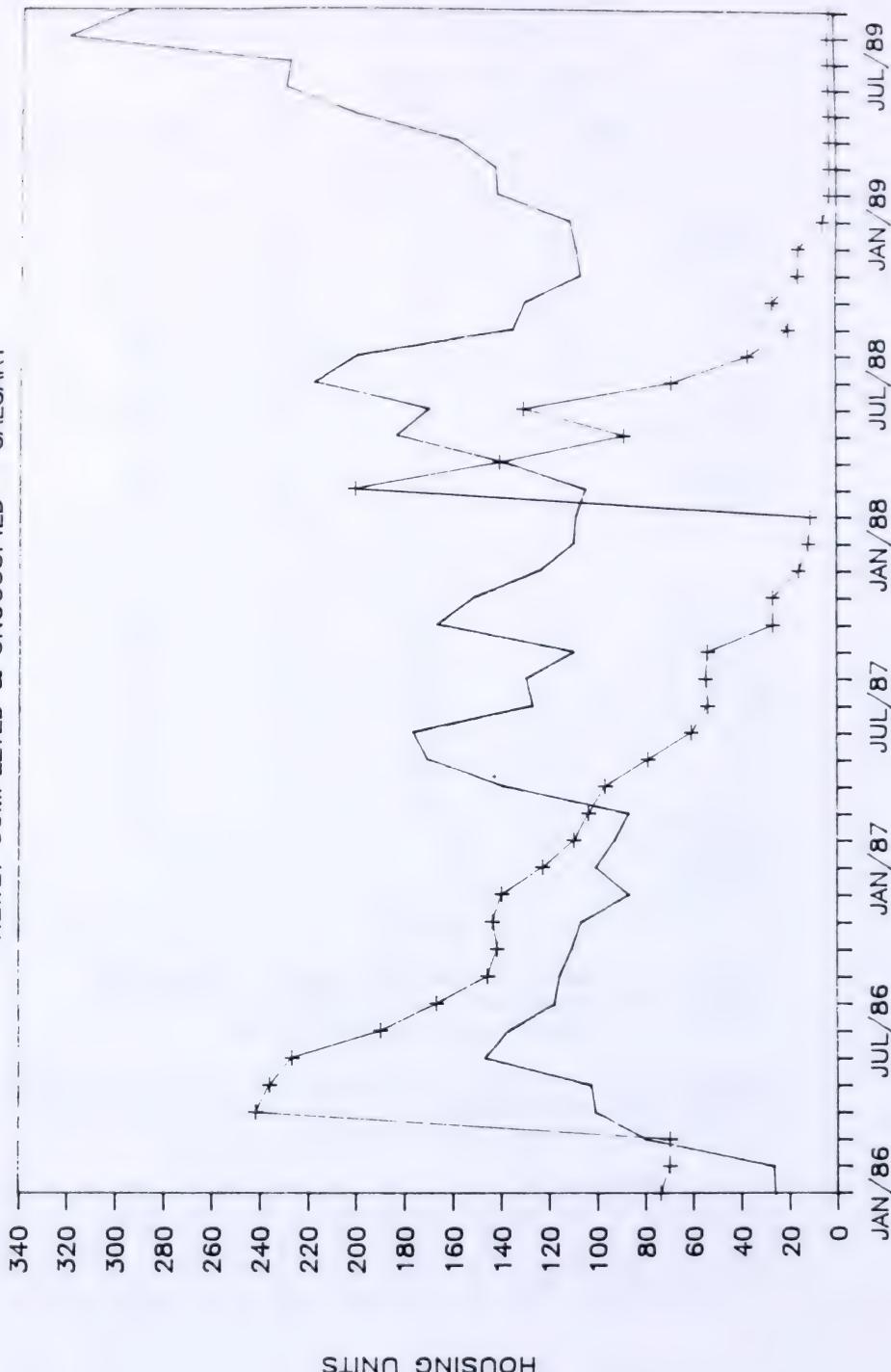
*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED - CALGARY



HOUSING UNITS

TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHouses**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1988					
JANUARY	110	12	122	202	64
FEBRUARY	109	11	120	308	72
MARCH	105	201	306	474	48
APRIL	139	141	280	418	61
MAY	184	89	273	241	48
JUNE	170	131	301	355	52
JULY	218	69	287	378	58
AUGUST	200	37	237	189	50
SEPTEMBER	135	20	155	399	76
OCTOBER	130	27	157	336	68
NOVEMBER	107	16	123	492	81
DECEMBER	109	16	125	331	72
1989					
JANUARY	112	6	118	206	64
FEBRUARY	142	3	145	285	64
MARCH	143	3	146	198	57
APRIL	159	3	162	491	75
MAY	201	3	204	407	64
JUNE	230	3	233	462	65
JULY	228	3	231	687	75
AUGUST	321	3	324	468	54
SEPTEMBER	294	2	296	449	62
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10
EDMONTON LISTINGS AND SALES

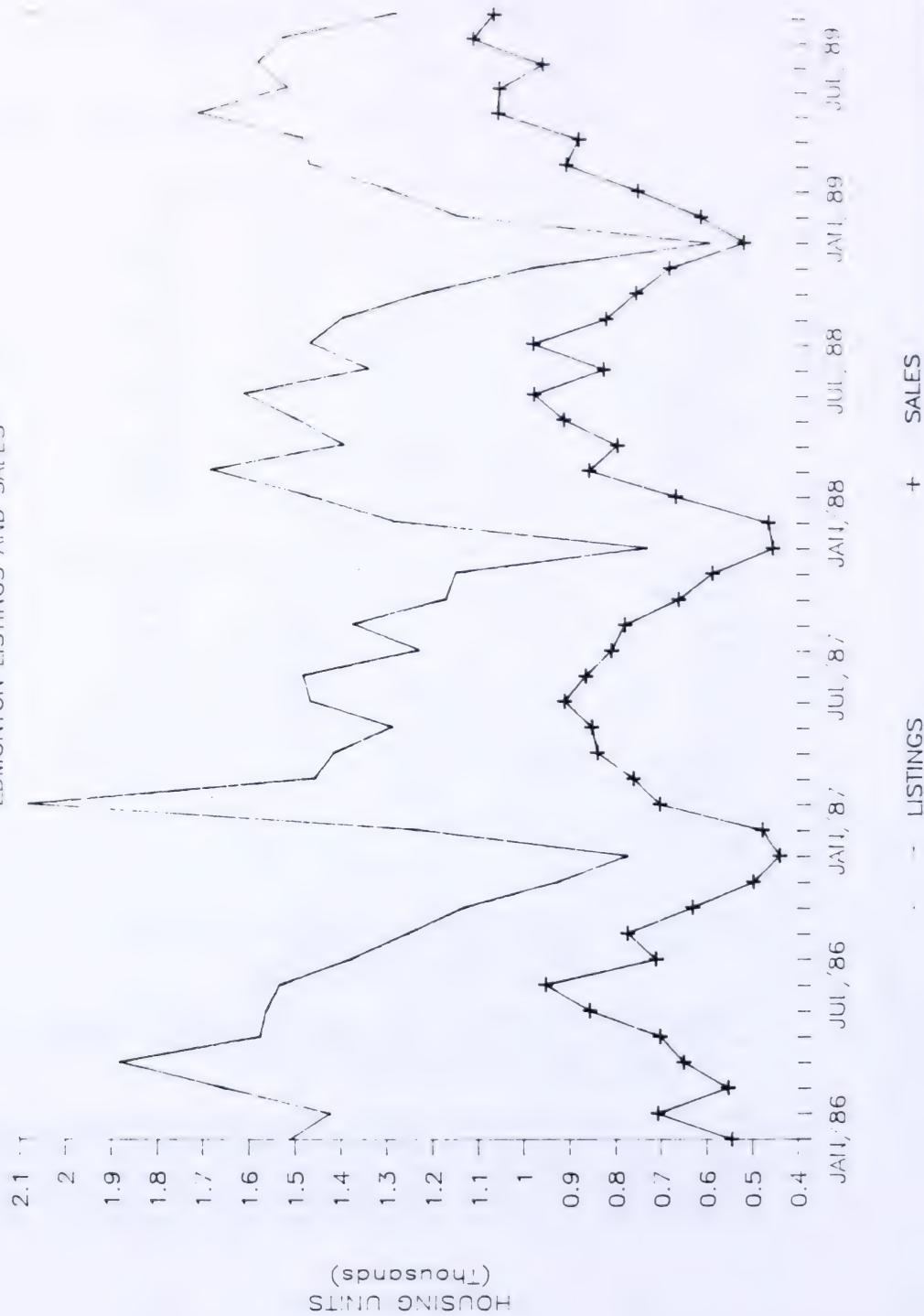


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE
EDMONTON

	1988			
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1288	463	.36	77982
FEBRUARY	1478	667	.45	76385
MARCH	1688	858	.51	78935
APRIL	1397	795	.57	82004
MAY	1502	913	.61	81285
JUNE	1616	978	.61	85636
JULY	1343	824	.61	85372
AUGUST	1472	979	.67	83181
SEPTEMBER	1398	818	.59	82881
OCTOBER	1218	751	.62	82043
NOVEMBER	978	678	.69	85120
DECEMBER	590	515	.87	81271

	1989			
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1150	610	.53	82311
FEBRUARY	1297	750	.58	84760
MARCH	1474	908	.62	87552
APRIL	1491	880	.59	86301
MAY	1719	1058	.62	90502
JUNE	1522	1054	.69	91281
JULY	1588	959	.60	88422
AUGUST	1534	1112	.72	89646
SEPTEMBER	1284	1066	.83	89596
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 11
CALGARY LISTINGS AND SALES

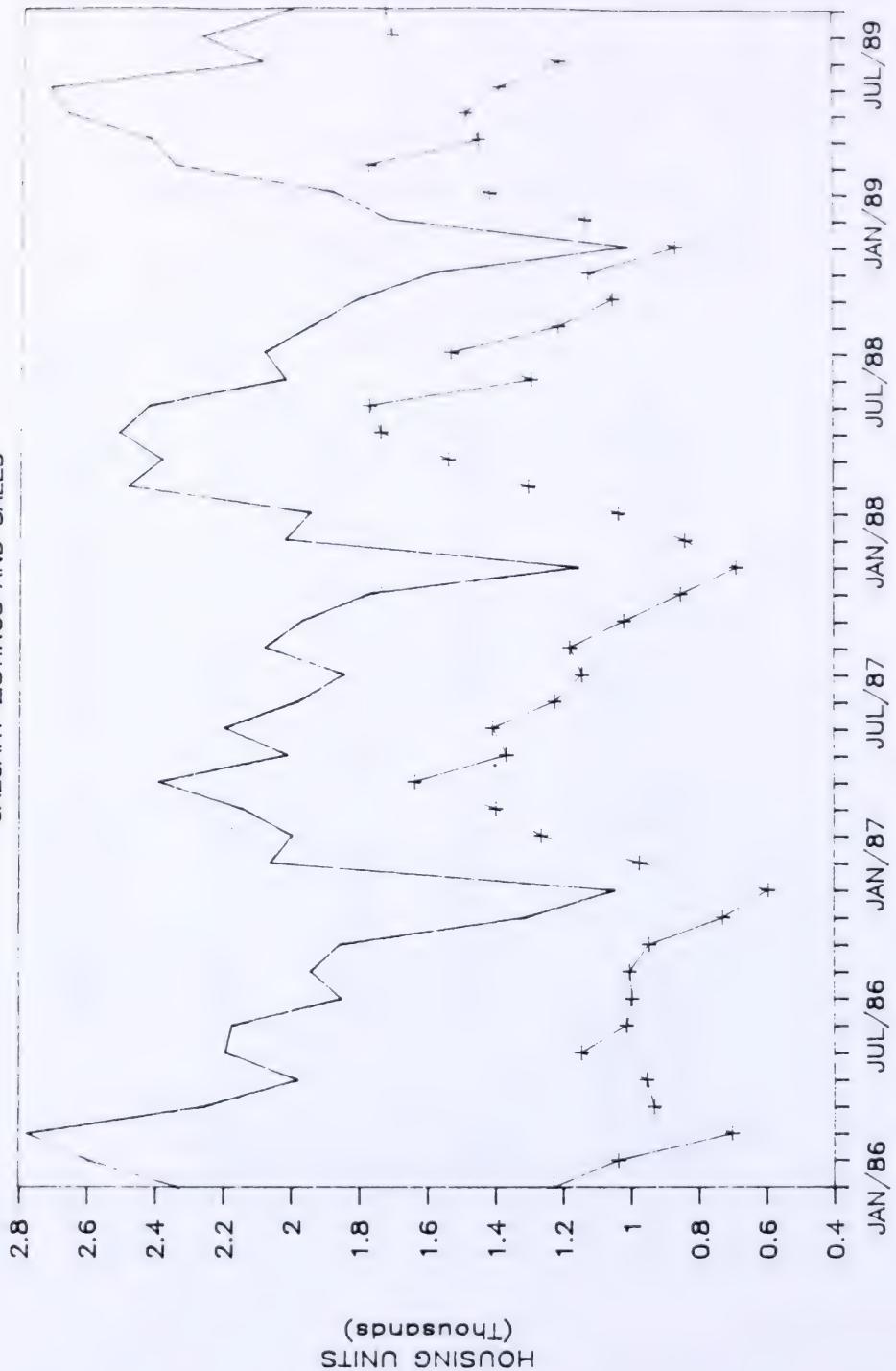


TABLE 14
 RESIDENTIAL LISTINGS, SALES AND PRICE
 CALGARY

	1988			
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1945	841	.43	90623
FEBRUARY	1945	1038	.53	91213
MARCH	2485	1305	.53	96389
APRIL	2384	1541	.65	98765
MAY	2512	1740	.69	99368
JUNE	2422	1774	.73	101695
JULY	2019	1295	.64	104129
AUGUST	2083	1532	.74	99602
SEPTEMBER	1941	1214	.63	101425
OCTOBER	1803	1054	.58	100538
NOVEMBER	1582	1127	.71	103471
DECEMBER	1010	866	.86	101210

	1989			
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1721	1138	.66	99141
FEBRUARY	1880	1421	.76	106355
MARCH	2349	1778	.76	109406
APRIL	2423	1453	.60	112019
MAY	2666	1494	.56	111169
JUNE	2722	1393	.51	110751
JULY	2092	1213	.58	109485
AUGUST	2274	1709	.75	110373
SEPTEMBER	2004	1731	.86	107511
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

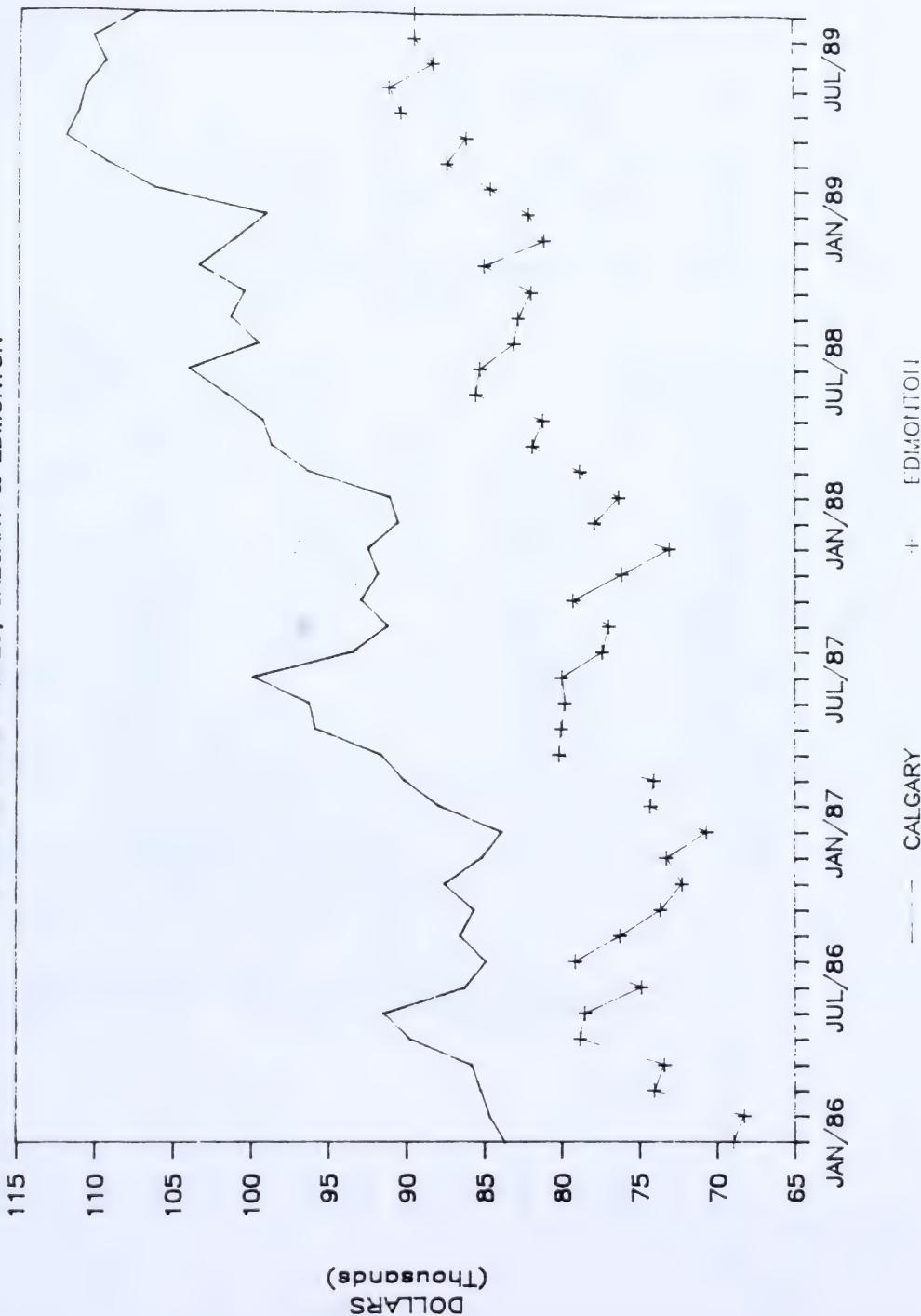


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

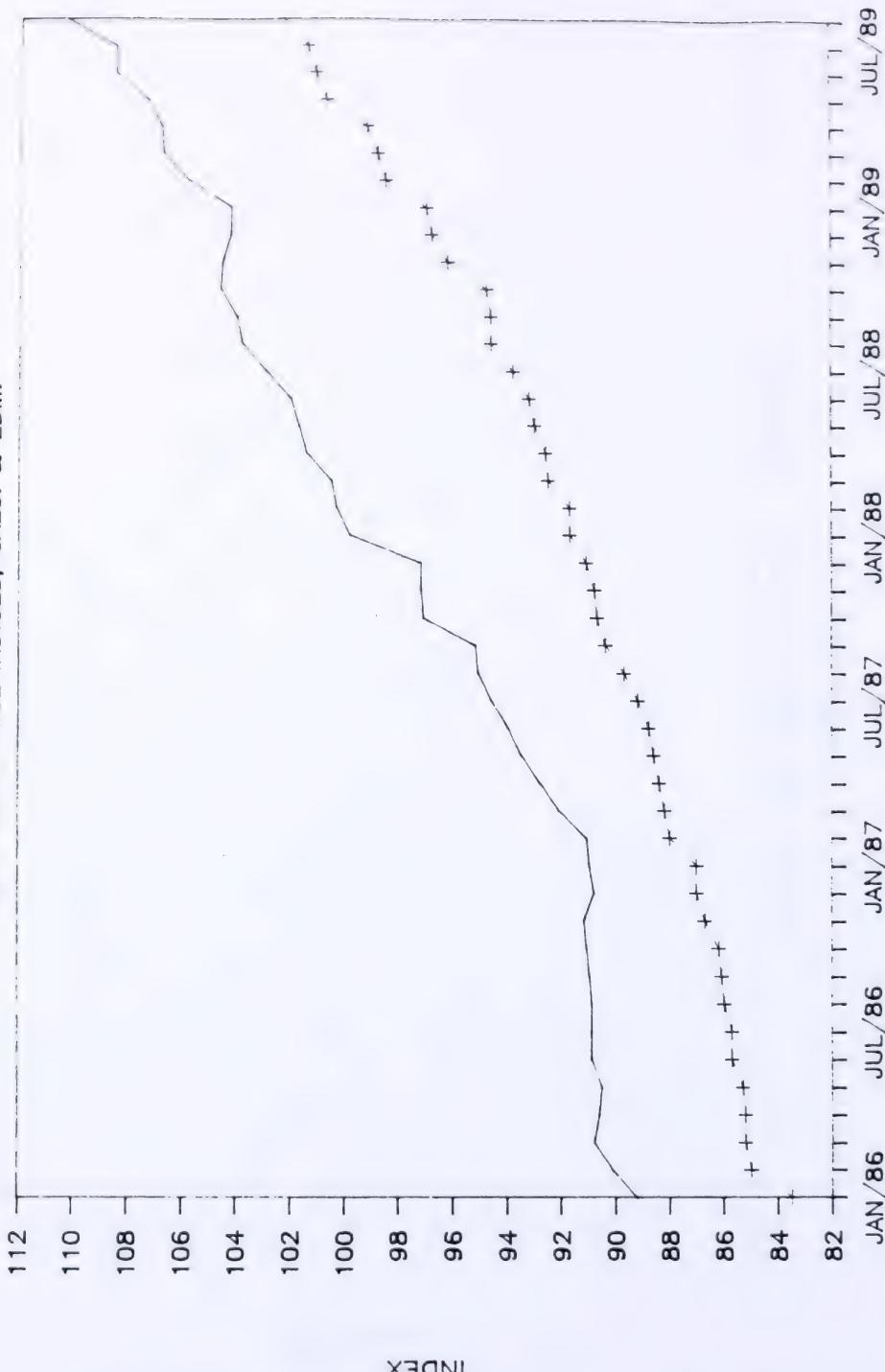


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

	CALGARY**		EDMONTON***	
	1988	1989	1988	1989
JANUARY	99.8	104.2	JANUARY	91.7
FEBRUARY	100.3	105.8	FEBRUARY	91.7
MARCH	100.5	106.7	MARCH	92.5
APRIL	101.4	106.8	APRIL	92.6
MAY	101.7	107.3	MAY	93.0
JUNE	101.7	108.5	JUNE	93.0
JULY	102.9	108.5	JULY	93.8
AUGUST	103.8	110.3	AUGUST	94.6
SEPTEMBER	104.0		SEPTEMBER	94.6
OCTOBER	104.6		OCTOBER	94.8
NOVEMBER	104.5		NOVEMBER	96.2
DECEMBER	104.2		DECEMBER	96.8

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
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*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

ALBERTA

NOV 28 1989

RESIDENTIAL CONSTRUCTION IN ALBERTA

OCTOBER 1989

Alberta
MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

**RESIDENTIAL CONSTRUCTION
IN ALBERTA
OCTOBER, 1989**

**ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT**

**ISSN 0823-3047
10/89 (250)**

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D. Multiple Listings Service (M.L.S.)

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* * * *

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* * * *

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HIGHLIGHTS

Urban Alberta

- Housing starts in October continued to increase, from 871 units, same period the previous year to 1,292 units, a jump of 48%. Single family housing accounted for three quarters of the total starts.
- Starts to date totalled 10,036; a 35% above last year's total of 7,440.
- Housing under construction rose to 5,225 units, a record high since March 1984.

Calgary

- Calgary's housing starts in October showed an impressive 93% increase to 727 units compared to 377 a year ago. This was due entirely to a sharp increase in multiple family starts (260 units).
- Total starts for the year rose by 66% to 5,048 units from 3,034 for 1988. 860 multiples were started for the first ten months of this year compared with 306 units last year.
- With the sharp increase in starts, the number of units under construction rose to 2,640 in October. Inventory of newly completed and unoccupied units, however, remained almost unchanged at 297 units despite 408 units completed during the month.
- The level of activity in the resale housing market remained extremely upbeat last month as indicated by the ratio of sales to listing which reached .97 and by the 78% increase in sales over October 1988.
- The average resale house price increased 6% to \$113,439 from \$107,511 last month. The new house price index increased to 112.1 in September, up 7.8% over last year.

Edmonton

- Edmonton's starts totalled 441 units last month, a 38% increase from the October 1988 figure of 320.
- Total starts to date also showed a 15% increase over the same period last year to 3,915 units. Single family units increased 11% while multiples rose 38%.
- Housing under construction in October increased to 2,116 units, 42% ahead of last year's level (1,493). Inventory of newly completed and unoccupied housing also continued its upward movement to 324 units while the rate of absorption slid to 54% compared to 59% the month before.
- In the resale market, sales last month were 38% higher than a year ago. Sales to date totalled 9,435, 17% ahead of 1988.
- The average selling price for October was \$90,187, an increase of 1% over the September price of \$89,596 and 10% higher than that of October 1988 (\$82,043). The new house price index continued to show an upward trend to 102.8 in September, up 9% over last year.

TABLE 1

OCT-89

**HOUSING STARTS BY TYPE
URBAN ALBERTA**

CITY	SINGLES	SEmis	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	467	4	0	256	727	93
CAMROSE	5	0	4	0	9	50
EDMONTON M.A.	385	17	16	23	441	38
FORT MCMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	6	0	0	0	6	-50
LETHBRIDGE	20	0	0	0	20	-60
LLOYDMINSTER(ALTA. PART)	0	0	0	0	0	-100
MEDICINE HAT	9	2	0	0	11	57
RED DEER	61	2	0	0	63	-7
WETASKIWIN	5	0	0	0	5	-29
OTHER CENTRES **	10	0	0	10	10	-17
TOTAL	968	25	20	279	1292	48

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A
CUMULATIVE STARTS - CALGARY

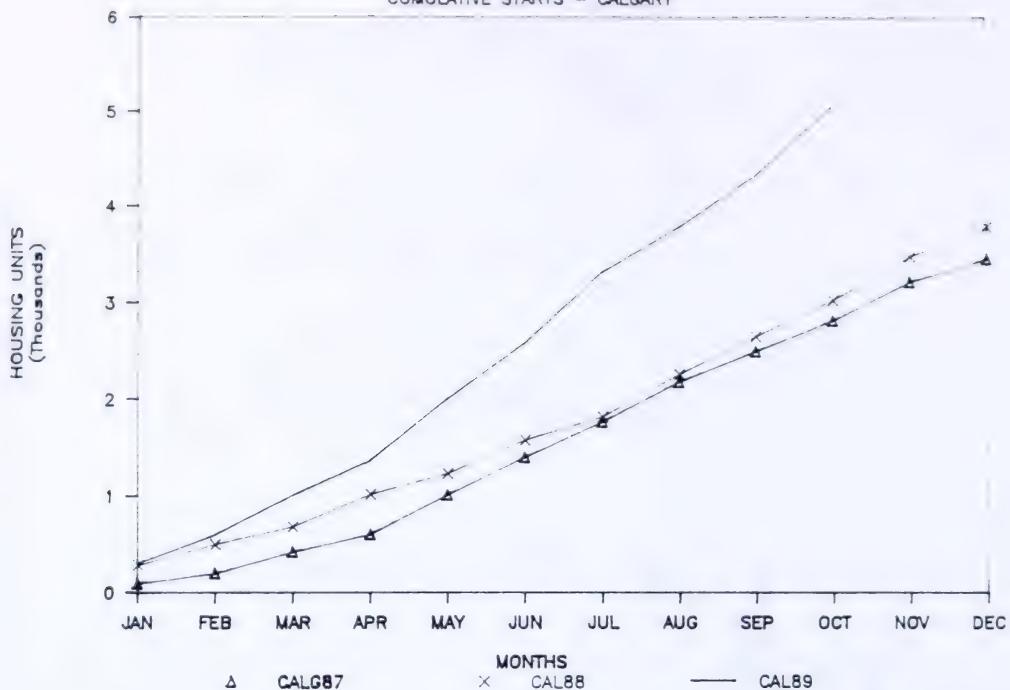


FIGURE 1B
CUMULATIVE STARTS - EDMONTON

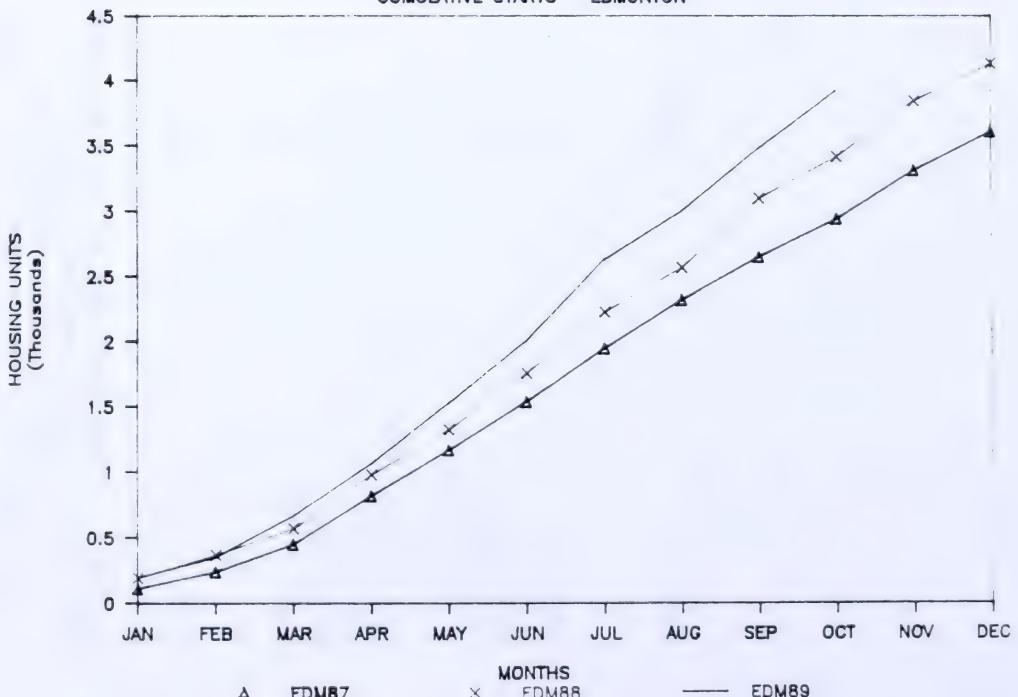


TABLE 2

OCT-89

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES	SEMIS	ROW	APT	TOTAL		PERCENT CHANGE IN TOTAL STARTS
	1988	1989	1988	1989	1988	1989	
CALGARY	2728	4188	270	148	25	411	11
CAMROSE	16	30	0	0	8	12	0
EDMONTON M.A.	2955	3274	90	.177	174	268	200
FORT McMURRAY	31	9	0	0	0	0	0
GRANDE PRAIRIE	120	140	2	0	0	0	0
LETHBRIDGE	147	152	8	4	0	3	33
LLOYDMINSTER(ALTA. PART)	38	23	0	2	0	0	0
MEDICINE HAT	98	161	6	4	18	0	7
RED DEER	158	205	30	26	132	68	0
WETASKIWIN	33	41	2	2	6	0	0
OTHER CENTRES **	92	82	2	4	0	0	0
TOTAL	6416	8305	410	367	363	762	251
PERCENT CHANGE BY TYPE	29		-10		110		140

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT McMURRAY C.A. (PART I.D. NO. 18). INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2

MONTHLY HOUSING STARTS, URBAN ALBERTA

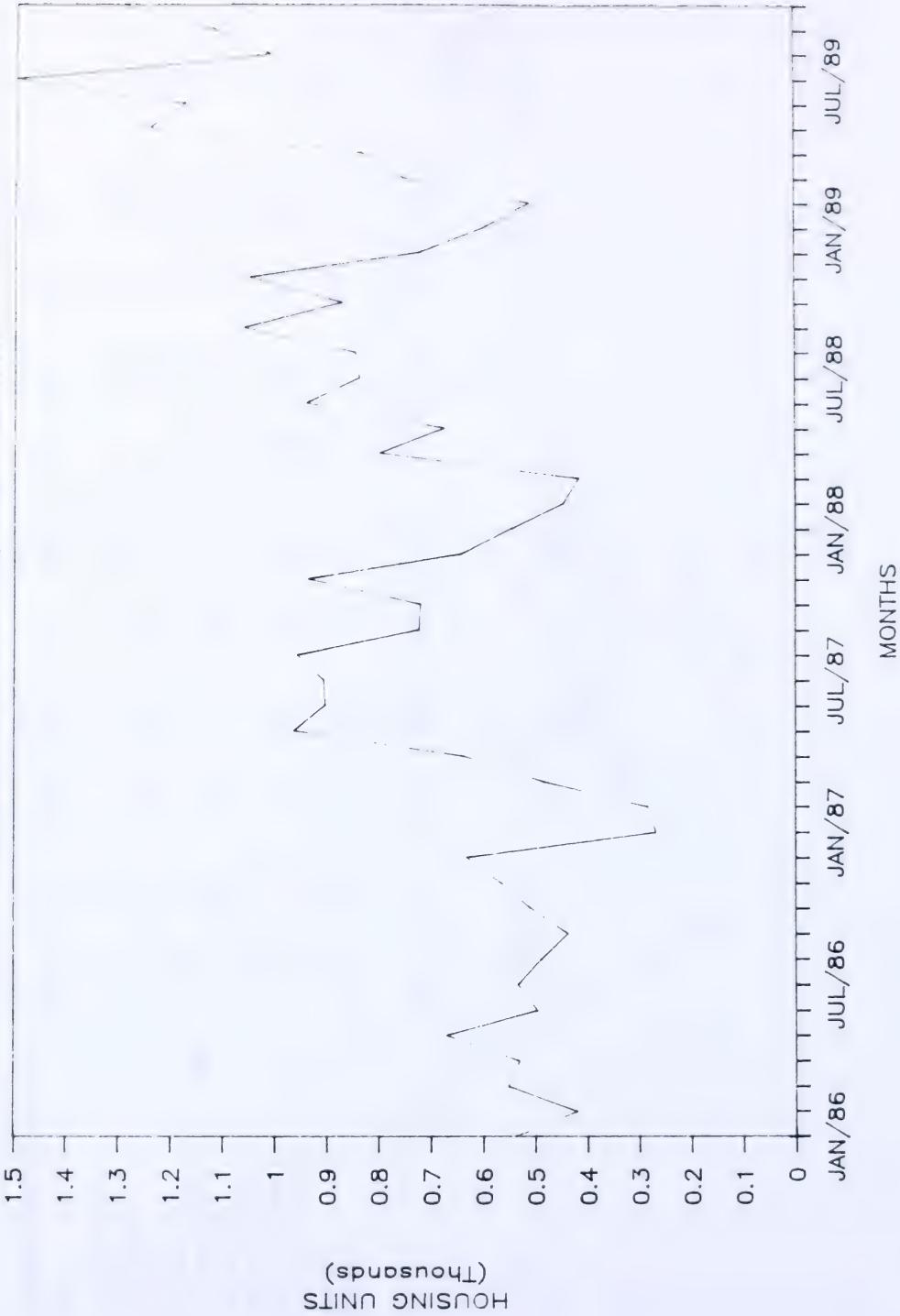


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1988-1989

	1988	1989	PERCENT CHANGE
JANUARY	547	600	10
FEBRUARY	447	513	15
MARCH	416	755	81
APRIL	799	834	4
MAY	675	1242	84
JUNE	940	1174	25
JULY	838	1498	79
AUGUST	847	1011	19
SEPTEMBER	1060	1117	5
OCTOBER	871	1292	48
NOVEMBER	1050		
DECEMBER	722		
TOTAL	9212	10036	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3

MULTIPLES AS % OF STARTS, URBAN ALBERTA

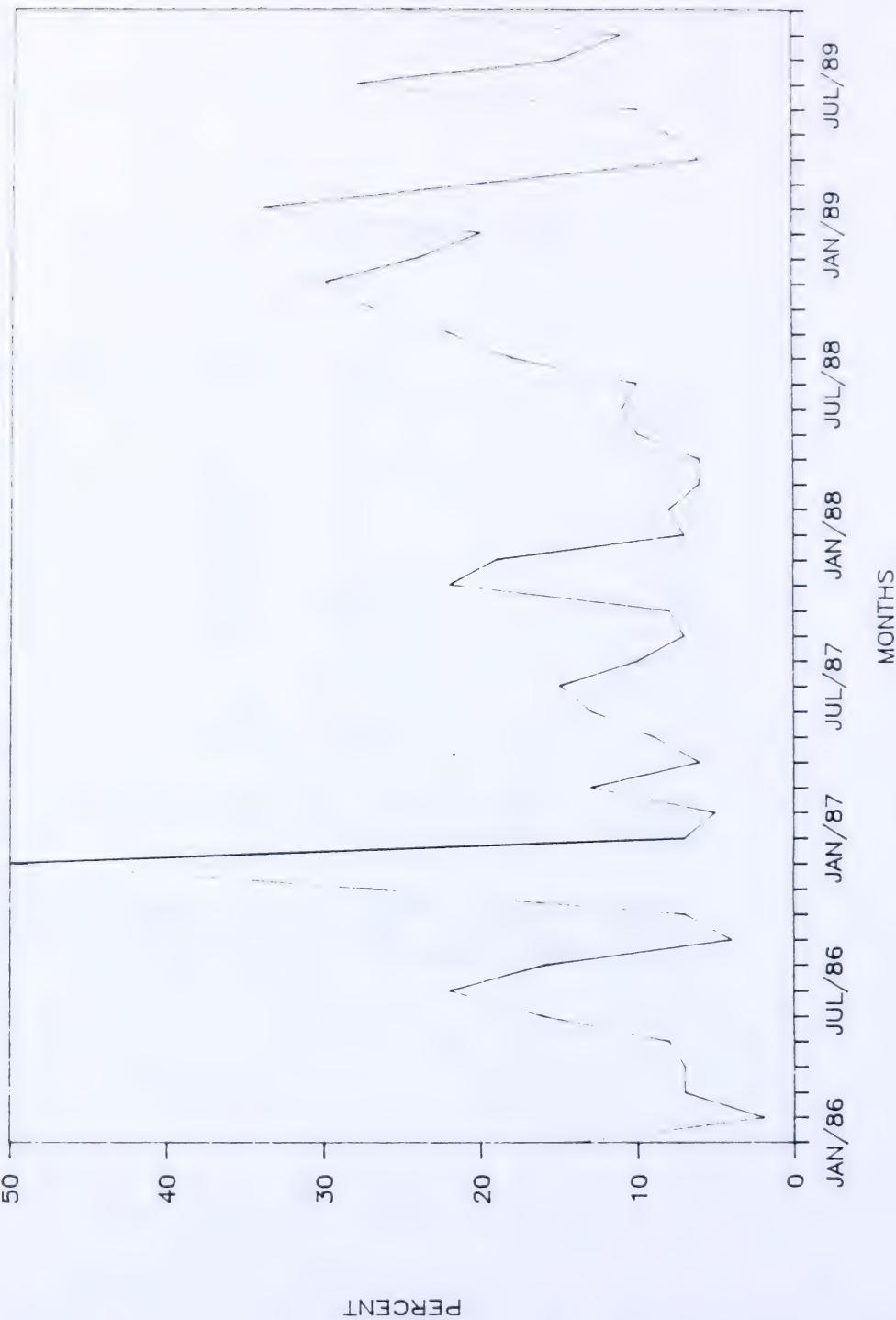


TABLE 4

*SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA*

1988-1989

1988

	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	547	508	39	7
FEBRUARY	447	413	34	8
MARCH	416	390	26	6
APRIL	799	754	45	6
MAY	675	610	65	10
JUNE	940	835	105	11
JULY	838	753	85	10
AUGUST	847	694	153	18
SEPTEMBER	1060	826	234	22
OCTOBER	871	633	238	27
NOVEMBER	1050	740	310	30
DECEMBER	722	547	175	24
 <hr/>	 <hr/>	 <hr/>	 <hr/>	 <hr/>
TOTAL	9212	7703	1509	16

1989

JANUARY	600	478	122	20
FEBRUARY	513	340	173	34
MARCH	755	606	149	20
APRIL	834	780	54	6
MAY	1242	1143	99	8
JUNE	1174	1055	119	10
JULY	1498	1080	418	28
AUGUST	1011	856	155	15
SEPTEMBER	1117	999	118	11
OCTOBER	1292	968	324	25
NOVEMBER				
DECEMBER				
 <hr/>	 <hr/>	 <hr/>	 <hr/>	 <hr/>
TOTAL	10036	8305	1731	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

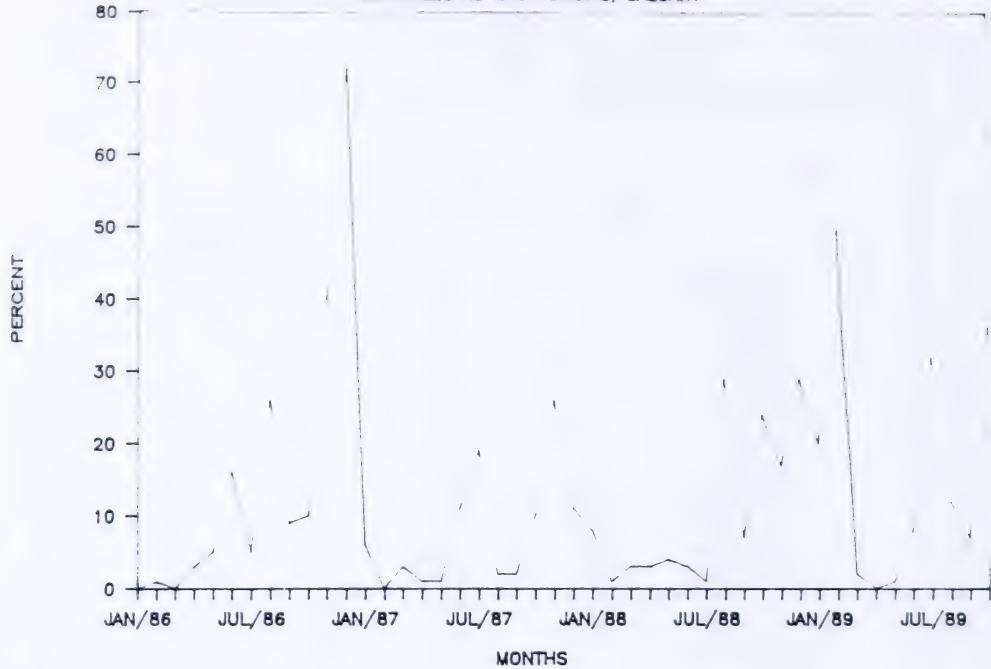


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

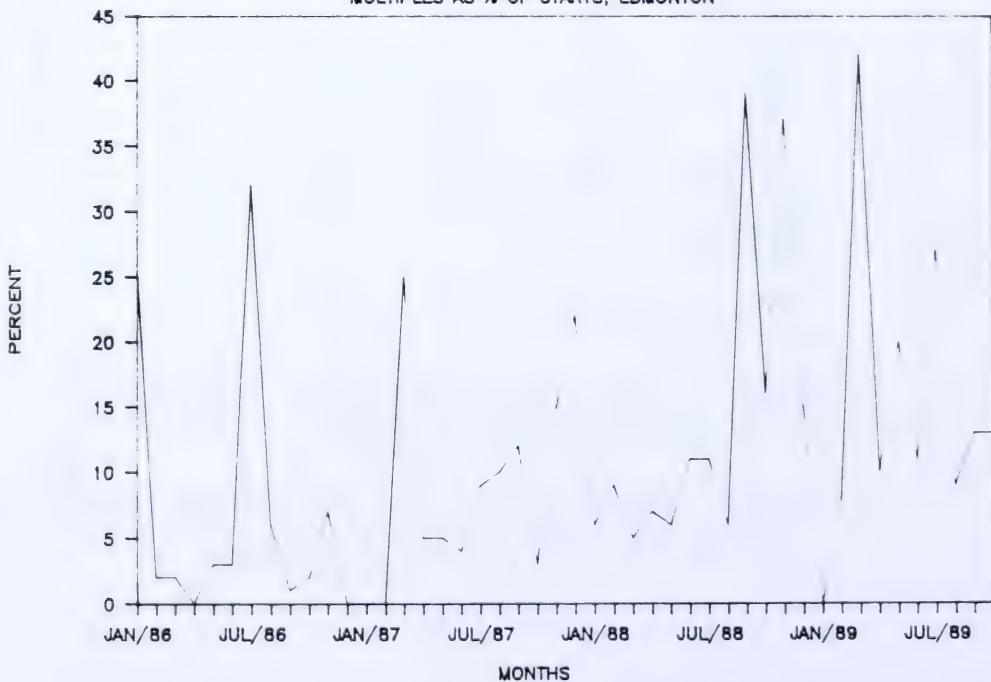


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

CALGARY				EDMONTON(METRO)			
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	290	268	22	8	JANUARY	200	188
FEBRUARY	214	212	2	1	FEBRUARY	174	159
MARCH	183	177	6	3	MARCH	201	190
APRIL	334	325	9	3	APRIL	409	379
MAY	217	209	8	4	MAY	342	320
JUNE	343	332	11	3	JUNE	437	389
JULY	241	239	2	1	JULY	466	415
AUGUST	439	313	126	29	AUGUST	343	322
SEPTEMBER	396	368	28	7	SEPTEMBER	527	323
OCTOBER	377	285	92	24	OCTOBER	320	270
NOVEMBER	455	377	78	17	NOVEMBER	427	271
DECEMBER	311	222	89	29	DECEMBER	287	243
TOTAL	3800	3327	473	12	TOTAL	4133	3469
CALGARY				EDMONTON(METRO)			
JANUARY	297	239	58	20	JANUARY	193	193
FEBRUARY	301	149	152	50	FEBRUARY	158	146
MARCH	407	397	10	2	MARCH	313	182
APRIL	358	358	0	0	APRIL	395	357
MAY	633	629	4	1	MAY	466	375
JUNE	572	528	44	8	JUNE	476	425
JULY	741	505	236	32	JULY	624	458
AUGUST	469	413	56	12	AUGUST	370	336
SEPTEMBER	543	503	40	7	SEPTEMBER	479	417
OCTOBER	727	467	260	36	OCTOBER	441	385
NOVEMBER	-	-	-	-	NOVEMBER	-	-
DECEMBER	-	-	-	-	DECEMBER	-	-
TOTAL	5048	4188	860	-	TOTAL	3915	3274
							641

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

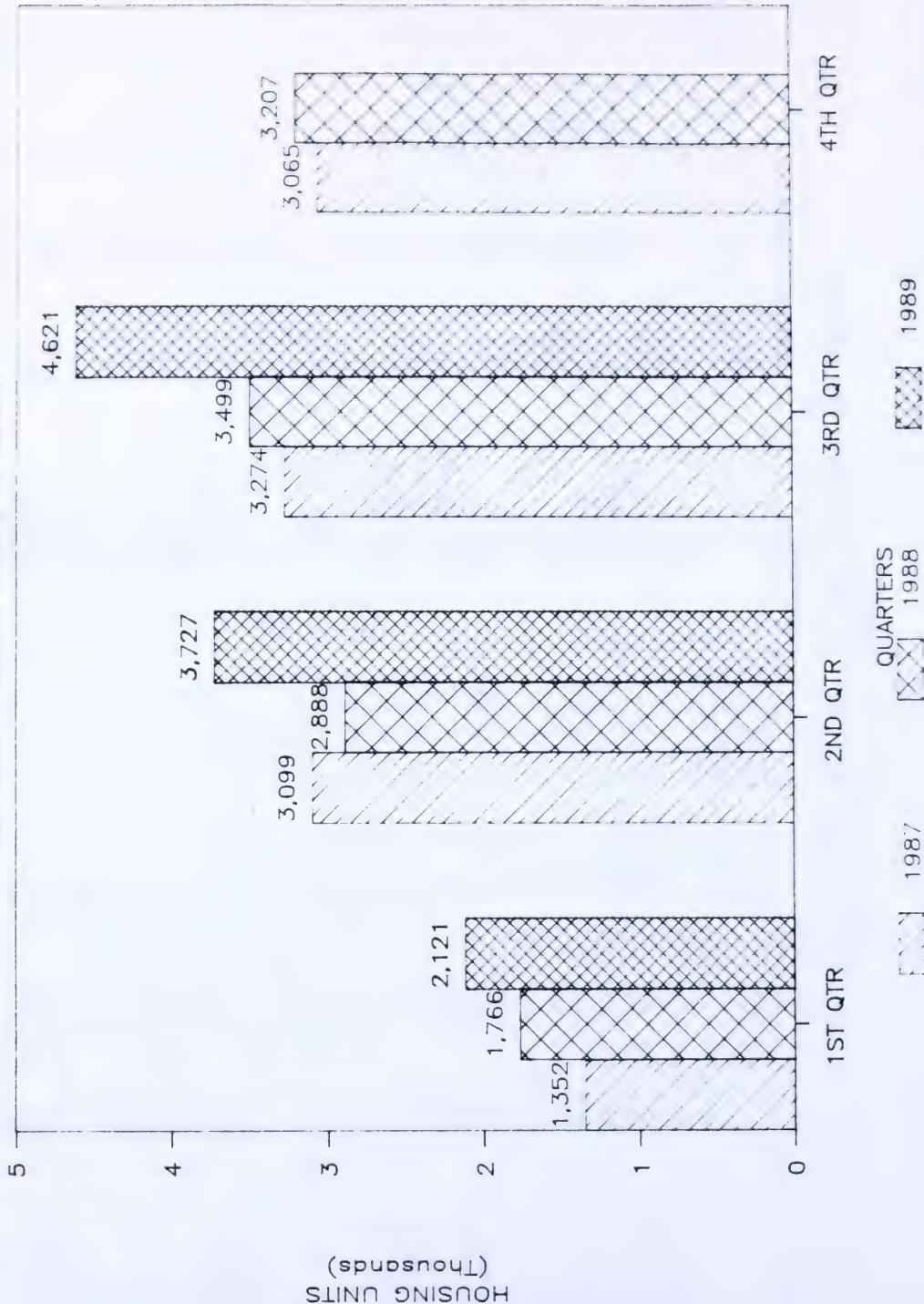


TABLE 6

*QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS*

	1988	1989	PERCENT CHANGE
1988 - 1989			
FIRST QUARTER	1766	2121	20
SECOND QUARTER	2888	3727	29
THIRD QUARTER	3499	4621	32
FOURTH QUARTER	3207	-	-
TOTAL	11360	10469	-

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

OCT-89

**HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA**

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	400	8	0	0	408	21
CAMROSE	4	0	4	0	8	700
EDMONTON M.A.	339	27	35	0	401	23
FORT MCMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	18	0	0	0	18	50
LETHBRIDGE	12	0	0	0	12	-50
LLOYDMINSTER(ALTA. PART)	2	0	0	0	2	100
MEDICINE HAT	30	2	0	0	32	191
RED DEER	13	2	0	0	15	-82
WETASKIWIN	5	0	0	0	5	25
OTHER CENTRES **	18	0	0	18	125	
TOTAL	841	39	39	0	919	14

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

OCT-89

**HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA**

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1820	272	247	301	2640	5.2
CAMROSE	11	0	8	0	19	36
EDMONTON M.A.	1663	89	168	196	2116	42
FORT MCMURRAY	3	0	0	0	3	-81
GRANDE PRAIRIE	52	0	0	0	52	-5
LETHBRIDGE	72	0	0	41	113	31
LLOYDMINSTER(ALTA. PART)	6	0	0	0	6	-73
MEDICINE HAT	66	2	0	0	68	48
RED DEER	84	18	45	0	147	13
WETASKIWIN	20	2	0	0	22	38
OTHER CENTRES **	39	0	0	39	-22	
TOTAL	3836	383	468	538	5225	42

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT
 ** FORT MCMURRAY C.A. (PART I.D. NO. 18). INDIAN RESERVES, LAC LA BICHE TOWN. PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

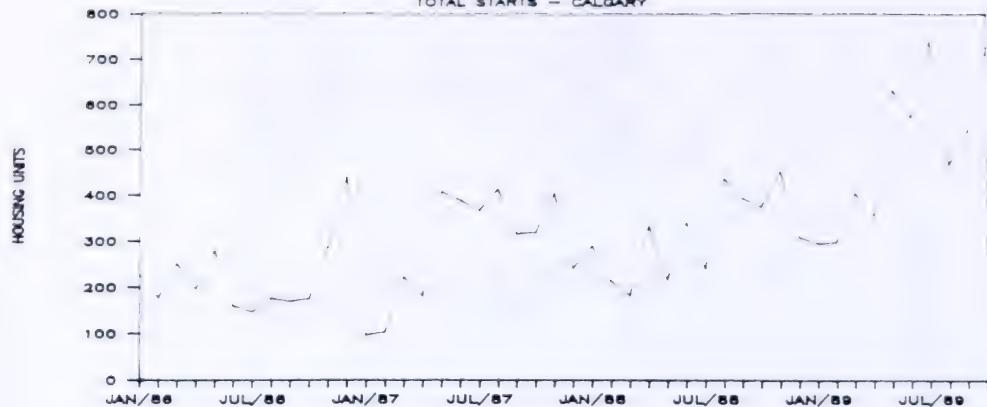


FIGURE 6B
COMPLETIONS - CALGARY

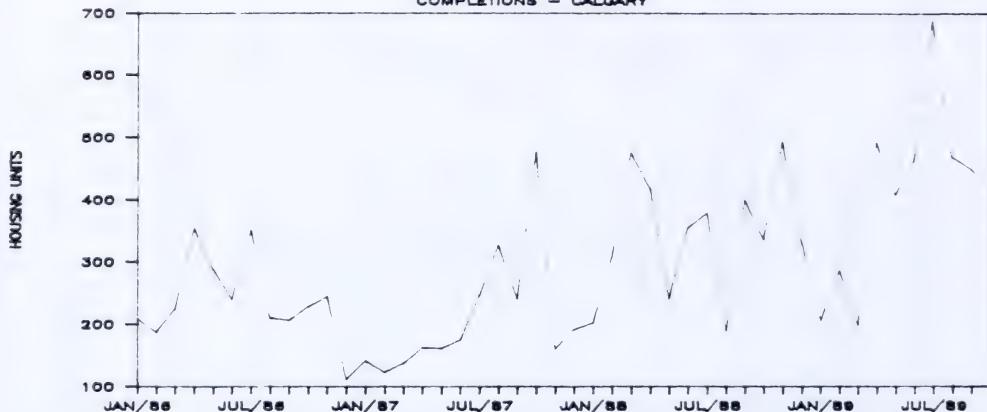


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

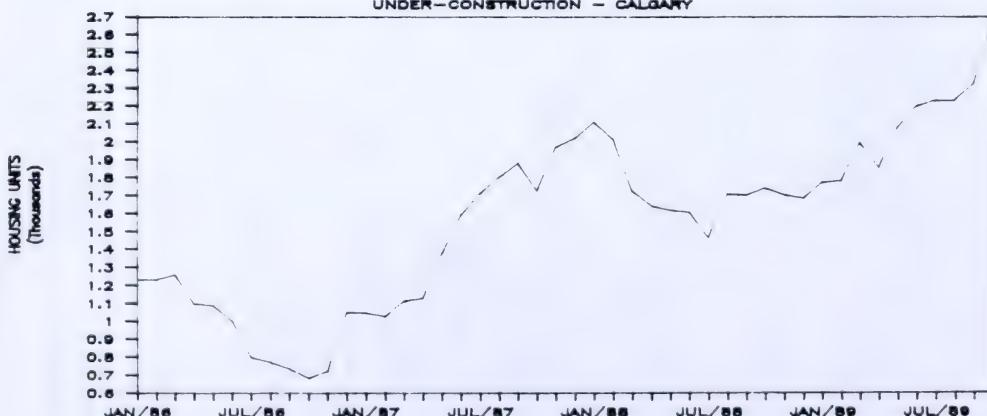


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

	1988		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	290	202	2107
FEBRUARY	214	308	2013
MARCH	183	474	1722
APRIL	334	418	1638
MAY	217	241	1614
JUNE	343	355	1602
JULY	241	378	1464
AUGUST	439	189	1705
SEPTEMBER	396	399	1700
OCTOBER	377	336	1740
NOVEMBER	455	492	1701
DECEMBER	311	331	1681

	1989		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	297	206	1772
FEBRUARY	301	285	1783
MARCH	407	198	1992
APRIL	358	491	1854
MAY	633	407	2080
JUNE	572	462	2198
JULY	741	687	2232
AUGUST	469	468	2230
SEPTEMBER	543	449	2321
OCTOBER	727	408	2640
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

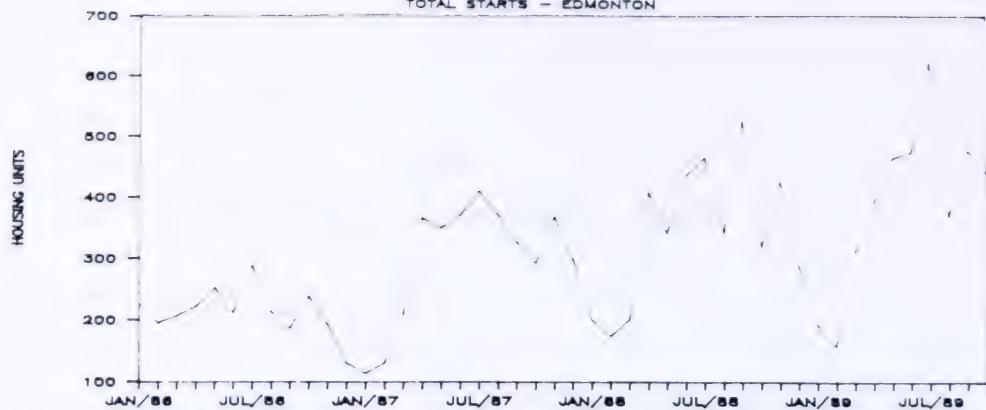


FIGURE 7B
COMPLETIONS - EDMONTON

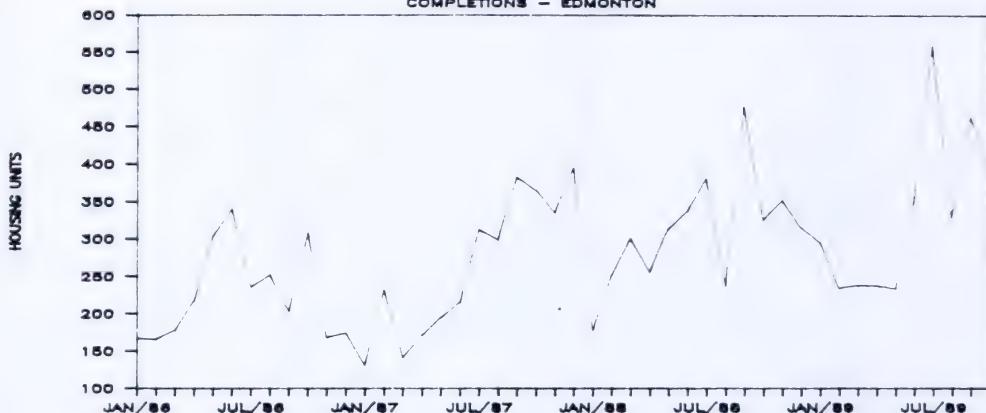


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

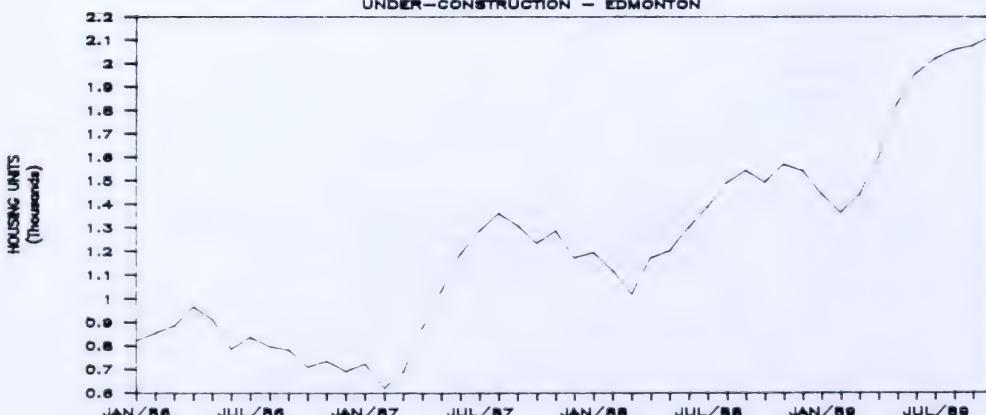


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

	1988		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	200	177	1195
FEBRUARY	174	251	1118
MARCH	201	300	1019
APRIL	409	256	1173
MAY	342	313	1202
JUNE	437	337	1302
JULY	466	380	1388
AUGUST	343	237	1491
SEPTEMBER	527	476	1543
OCTOBER	320	325	1493
NOVEMBER	427	351	1569
DECEMBER	287	315	1541

	1989		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	193	295	1440
FEBRUARY	158	234	1364
MARCH	313	238	1439
APRIL	395	237	1596
MAY	466	233	1829
JUNE	476	349	1956
JULY	624	558	2020
AUGUST	370	329	2058
SEPTEMBER	479	462	2076
OCTOBER	441	401	2116
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 8
NEWLY COMPLETED & UNOCCUPIED - EDMONTON

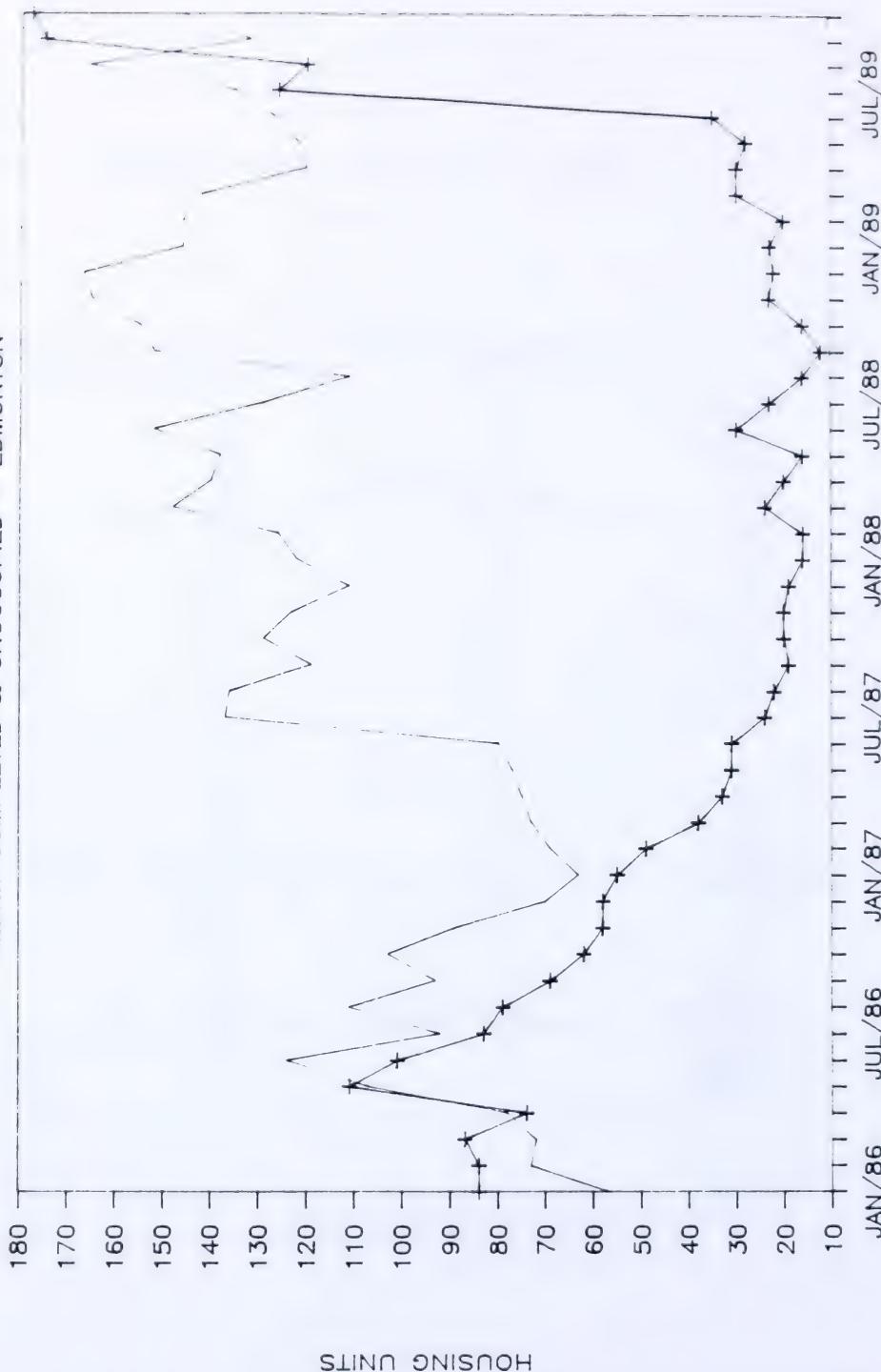


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1988					
JANUARY	122	16	138	177	55
FEBRUARY	126	16	142	251	63
MARCH	148	24	172	300	61
APRIL	140	20	160	256	63
MAY	138	16	154	313	67
JUNE	152	30	182	337	63
JULY	129	23	152	380	73
AUGUST	111	16	127	237	67
SEPTEMBER	152	12	164	476	73
OCTOBER	155	16	171	325	65
NOVEMBER	165	23	188	351	64
DECEMBER	167	22	189	315	62
1989					
JANUARY	146	23	169	295	65
FEBRUARY	146	20	166	234	59
MARCH	142	30	172	238	57
APRIL	120	30	150	237	63
MAY	122	28	150	233	61
JUNE	127	35	162	349	68
JULY	135	126	261	558	64
AUGUST	166	120	286	329	52
SEPTEMBER	132	175	307	462	59
OCTOBER	146	178	324	401	54
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED - CALGARY

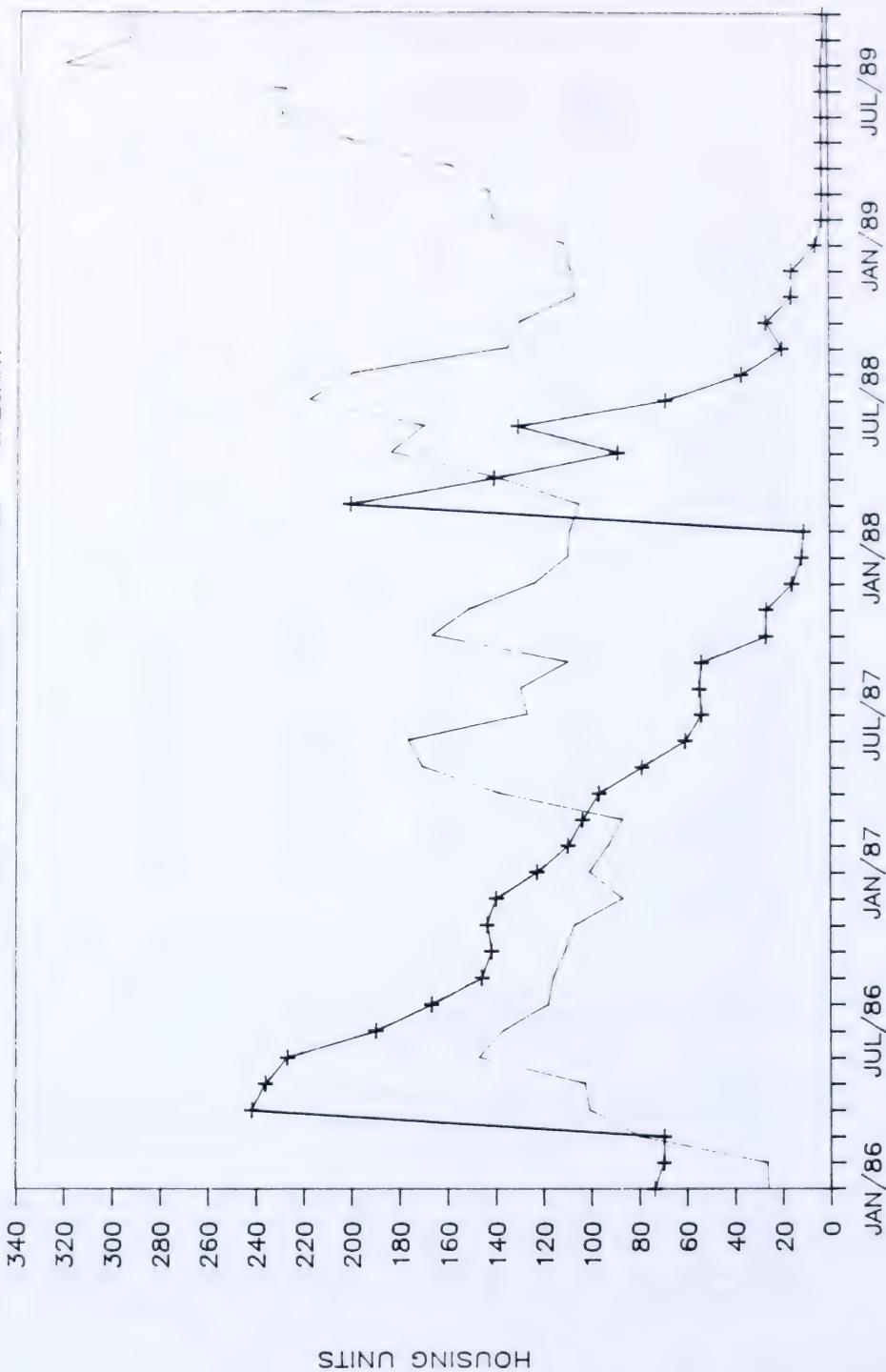


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	ABSORP. COMPLETIONS	PERCENT
1988					
JANUARY	110	12	122	202	64
FEBRUARY	109	11	120	308	72
MARCH	105	201	306	474	48
APRIL	139	141	280	418	61
MAY	184	89	273	241	48
JUNE	170	131	301	355	52
JULY	218	69	287	378	58
AUGUST	200	37	237	189	50
SEPTEMBER	135	20	155	399	76
OCTOBER	130	27	157	336	68
NOVEMBER	107	16	123	492	81
DECEMBER	109	16	125	331	72
1989					
JANUARY	112	6	118	206	64
FEBRUARY	142	3	145	285	64
MARCH	143	3	146	198	57
APRIL	159	3	162	491	75
MAY	201	3	204	407	64
JUNE	230	3	233	462	65
JULY	228	3	231	687	75
AUGUST	321	3	324	468	54
SEPTEMBER	294	2	296	449	62
OCTOBER	295	2	297	408	58
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

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FIGURE 10
EDMONTON LISTINGS AND SALES

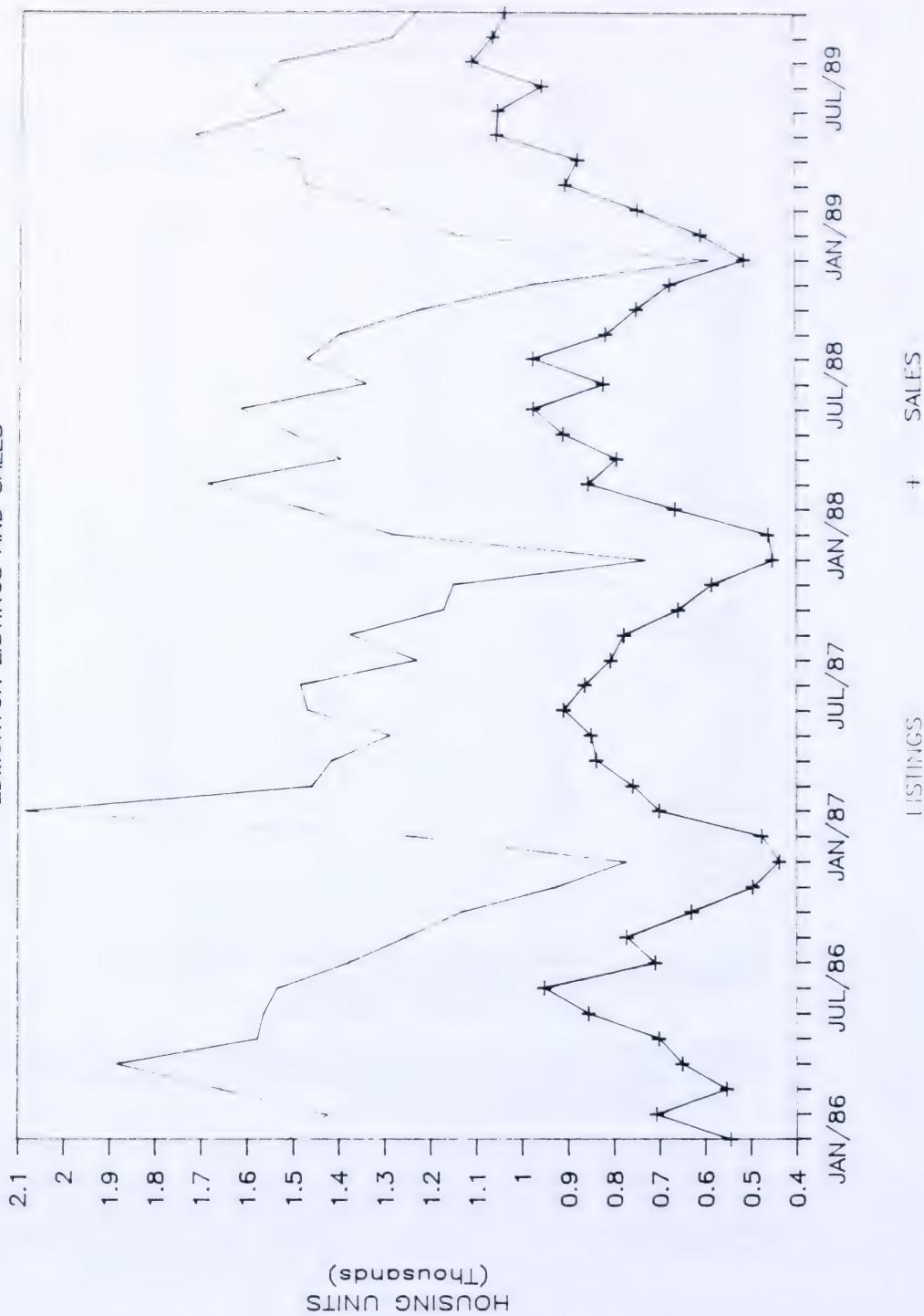


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE
EDMONTON

	<i>LISTINGS</i>	<i>SALES</i>	<i>RATIO OF SALES TO LISTINGS</i>	<i>AVERAGE SELLING PRICE</i>
1988				
<i>JANUARY</i>	1288	463	.36	77982
<i>FEBRUARY</i>	1478	667	.45	76385
<i>MARCH</i>	1688	858	.51	78935
<i>APRIL</i>	1397	795	.57	82004
<i>MAY</i>	1502	913	.61	81285
<i>JUNE</i>	1616	978	.61	85636
<i>JULY</i>	1343	824	.61	85372
<i>AUGUST</i>	1472	979	.67	83181
<i>SEPTEMBER</i>	1398	818	.59	82881
<i>OCTOBER</i>	1218	751	.62	82043
<i>NOVEMBER</i>	978	678	.69	85120
<i>DECEMBER</i>	590	515	.87	81271
1989				
<i>JANUARY</i>	1150	610	.53	82311
<i>FEBRUARY</i>	1297	750	.58	84760
<i>MARCH</i>	1474	908	.62	87552
<i>APRIL</i>	1491	880	.59	86301
<i>MAY</i>	1719	1058	.62	90502
<i>JUNE</i>	1522	1054	.69	91281
<i>JULY</i>	1588	959	.60	88422
<i>AUGUST</i>	1534	1112	.72	89646
<i>SEPTEMBER</i>	1284	1066	.83	89596
<i>OCTOBER</i>	1235	1038	.84	90187
<i>NOVEMBER</i>				
<i>DECEMBER</i>				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 11
CALGARY LISTINGS AND SALES

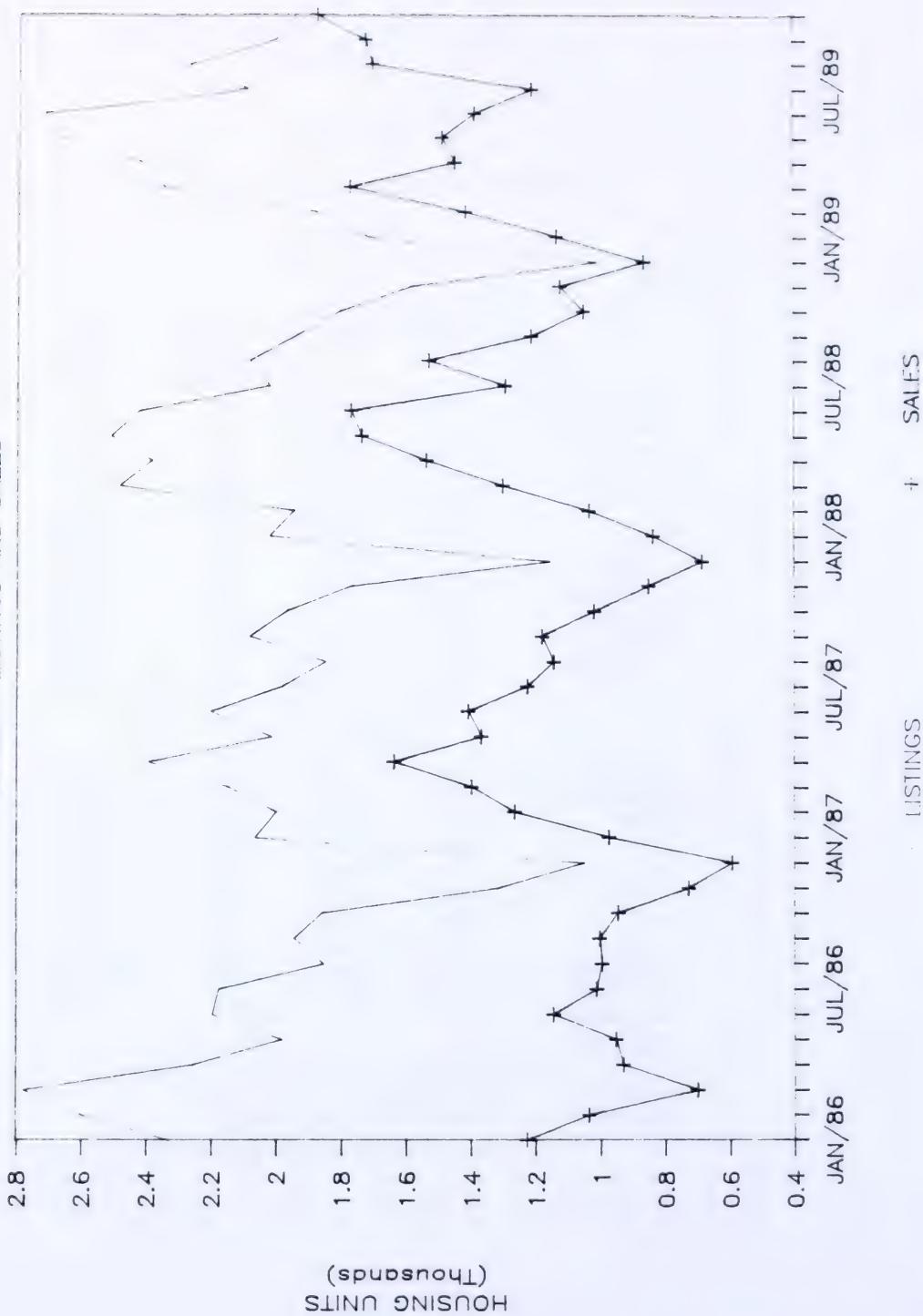


TABLE 14
 RESIDENTIAL LISTINGS, SALES AND PRICE
 CALGARY

	1988			
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1945	841	.43	90623
FEBRUARY	1945	1038	.53	91213
MARCH	2485	1305	.53	96389
APRIL	2384	1541	.65	98765
MAY	2512	1740	.69	99368
JUNE	2422	1774	.73	101695
JULY	2019	1295	.64	104129
AUGUST	2083	1532	.74	99602
SEPTEMBER	1941	1214	.63	101425
OCTOBER	1803	1054	.58	100538
NOVEMBER	1582	1127	.71	103471
DECEMBER	1010	866	.86	101210

	1989			
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1721	1138	.66	99141
FEBRUARY	1880	1421	.76	106355
MARCH	2349	1778	.76	109406
APRIL	2423	1453	.60	112019
MAY	2666	1494	.56	111169
JUNE	2722	1393	.51	110751
JULY	2092	1213	.58	109485
AUGUST	2274	1709	.75	110373
SEPTEMBER	2004	1731	.86	107511
OCTOBER	1943	1879	.97	113439
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 12
AVERAGE SALE PRICES, CALGARY & EDMONTON

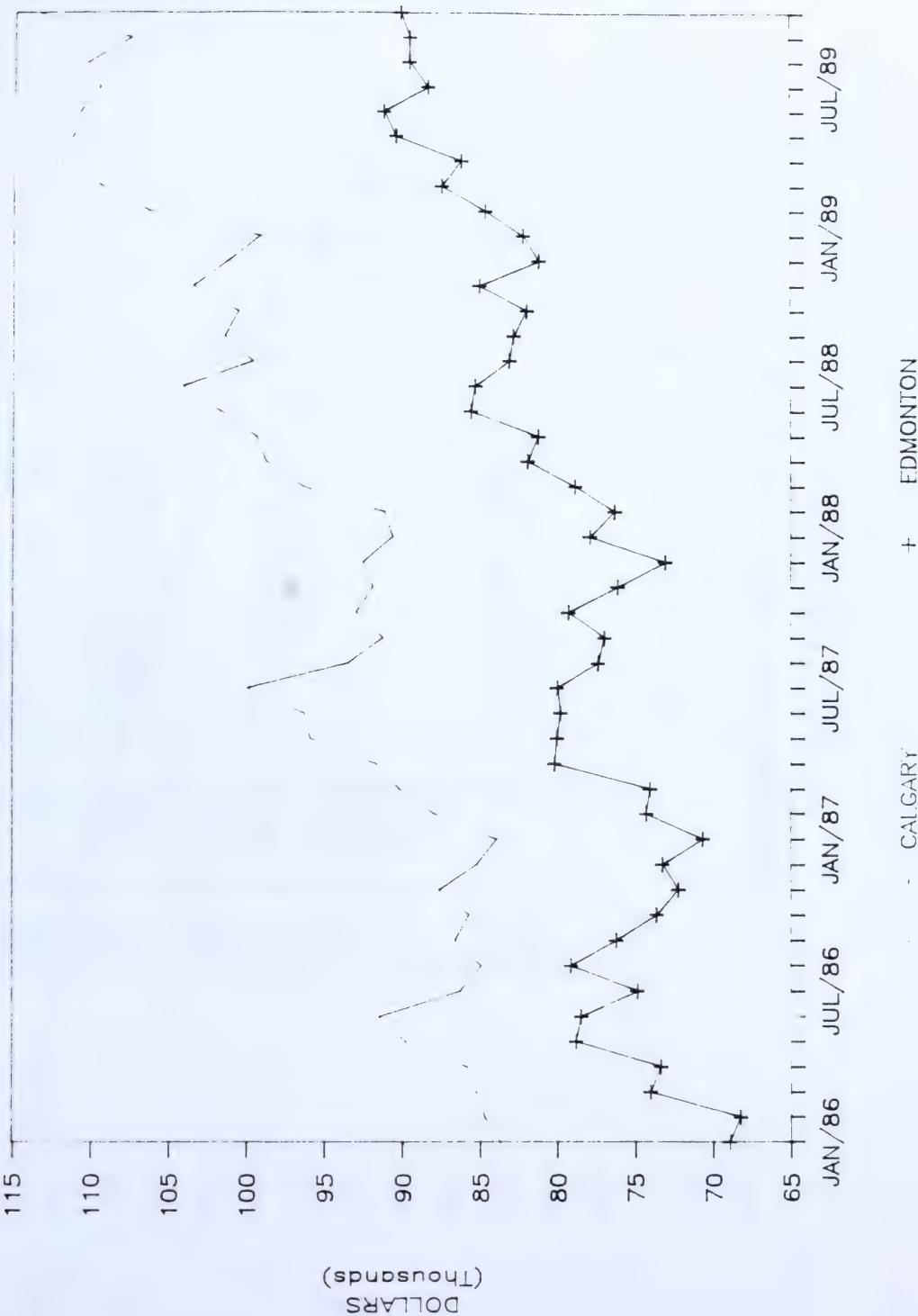


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

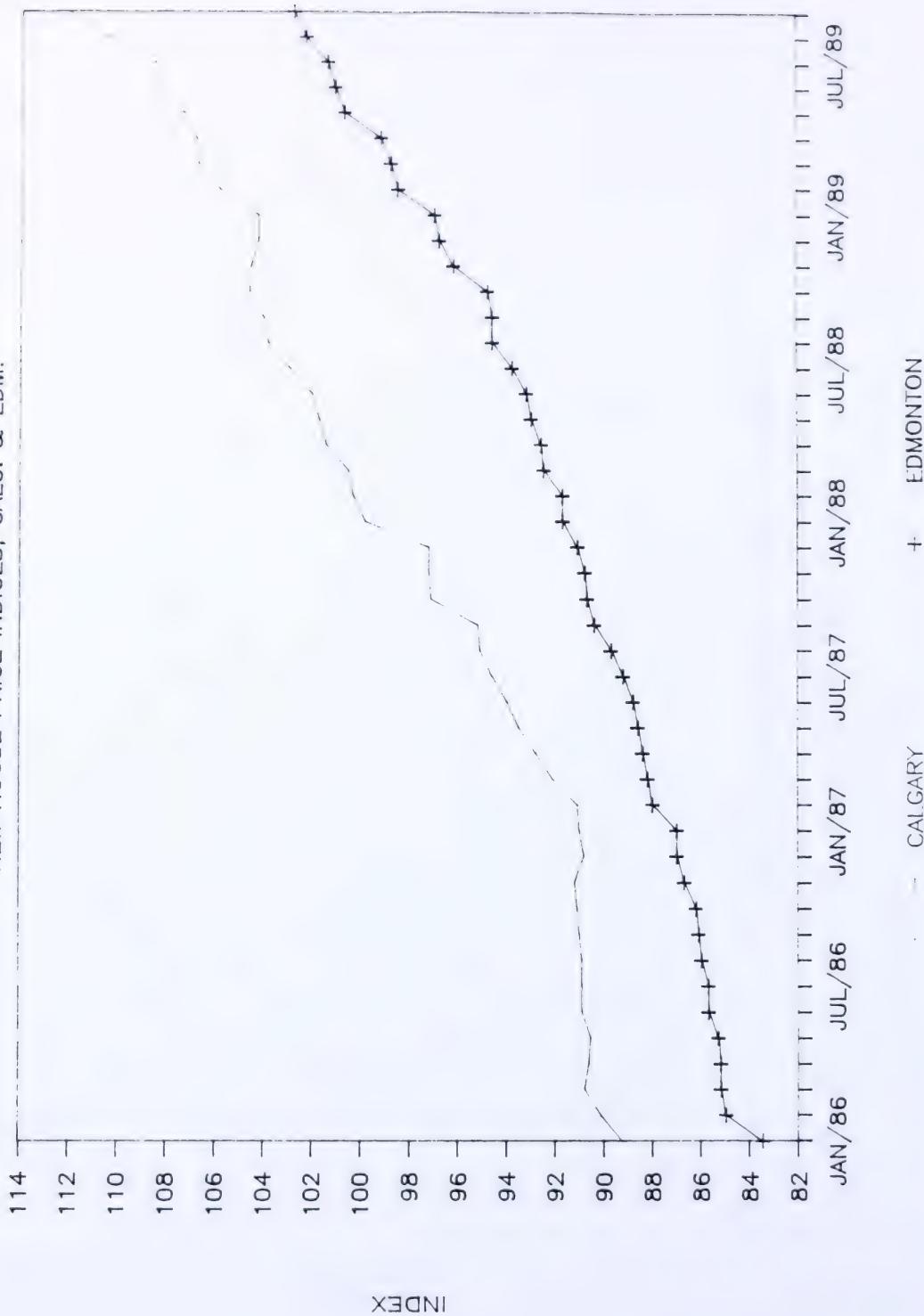


TABLE 15
NEW HOUSING PRICE INDICES*

1981=100

	CALGARY**		EDMONTON***	
	1988	1989	1988	1989
JANUARY	99.8	104.2	JANUARY	91.7
FEBRUARY	100.3	105.8	FEBRUARY	91.7
MARCH	100.5	106.7	MARCH	92.5
APRIL	101.4	106.8	APRIL	92.6
MAY	101.7	107.3	MAY	93.0
JUNE	101.7	108.5	JUNE	93.0
JULY	102.9	108.5	JULY	93.8
AUGUST	103.8	110.3	AUGUST	94.6
SEPTEMBER	104.0	112.1	SEPTEMBER	94.6
OCTOBER	104.6		OCTOBER	94.8
NOVEMBER	104.5		NOVEMBER	96.2
DECEMBER	104.2		DECEMBER	96.8

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

CANADIANA
63
DEC 29 1989

RESIDENTIAL CONSTRUCTION IN ALBERTA

NOVEMBER 1989

Alberta
MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

**RESIDENTIAL CONSTRUCTION
IN ALBERTA
NOVEMBER, 1989**

**ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT**

**ISSN 0823-3047
11/89 (250)**

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D. Multiple Listings Service (M.L.S.)

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* * * *

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* * * *

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HIGHLIGHTS

Urban Alberta

- Housing starts in November reached 1,316 units, up 25% in comparison with 1,050 units a year ago.
- Total starts to date (11,359 units) also rose by 34% over the previous year. Single family starts increased by 32% while multiples jumped by 45%.
- Housing under construction continued to trend upward to 5,364 units in November, up 42% compared to the same month last year.

Calgary

- Calgary's November starts rose by 56% over 1988 to 710 units, of which 97% or 690 were single family units.
- Total starts for the year jumped by 65% from the same period 1988 to 5,758 units. Both singles and multiples were up 57% and 129% respectively.
- Housing under construction increased 3% from the month before to 2,726 units. Inventory of newly completed and unoccupied housing also increased 13% to 337 units with a continuing high rate of absorption (63%).
- Resale housing market activity reached an all-time high in November with 2,032 units sold, the first time to break the 2,000 mark.
- With this increase in sales, the average resale house price also reached a record high of \$120,228, up \$6,800 from October 1989 and up \$16,800 from November 1988. The new housing price index continued to increase as well to 113.7 in October, up 1.4% in one month.

Edmonton

- Edmonton's starts increased substantially again to 488 units last month, up 14% compared to November 1988. Multiples accounted for 36% (178 units) of the total.
- Total starts to date (4,410) also rose by 15% over the previous year. Both single and multiple family starts showed increases.
- Housing under construction continued to increase to 2,205 units in November, however, inventory of newly completed and unoccupied housing dropped to 315 units from 327 in October.
- The resale housing market continued to be extremely active. Sales last month were 46% higher than in November 1988. The ratio of sales to listings reached a yearly high to nearly 100% last month.
- The average selling price rose to \$91,121 last month, up 1% and 7% from the October 1989 and November 1988 average price. The new housing price index also improved sharply to 104.1 in October, up 1.3% in a month, and up 9.8% from October 1988.

TABLE 1

NOV-89

*HOUSING STARTS BY TYPE
URBAN ALBERTA*

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MONTH LAST YEAR
CALGARY	690	20	0	0	710	56
CAMROSE	2	0	4	0	6	200
EDMONTON M.A.	310	16	39	123	488	14
FORT MCMURRAY	1	0	0	0	1	-75
GRANDE PRAIRIE	15	0	0	0	15	50
LETHBRIDGE	11	0	0	0	11	-8
LLOYDMINSTER(ALTA. PART)	1	0	0	0	1	-93
MEDICINE HAT	15	2	0	0	17	-41
RED DEER	42	2	0	0	44	-46
WETASKIWIN	5	0	0	0	5	150
OTHER CENTRES **	18	0	0	0	18	38
<i>TOTAL</i>	1110	40	43	123	1316	25

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT
 ** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A

CUMULATIVE STARTS - CALGARY

6 -

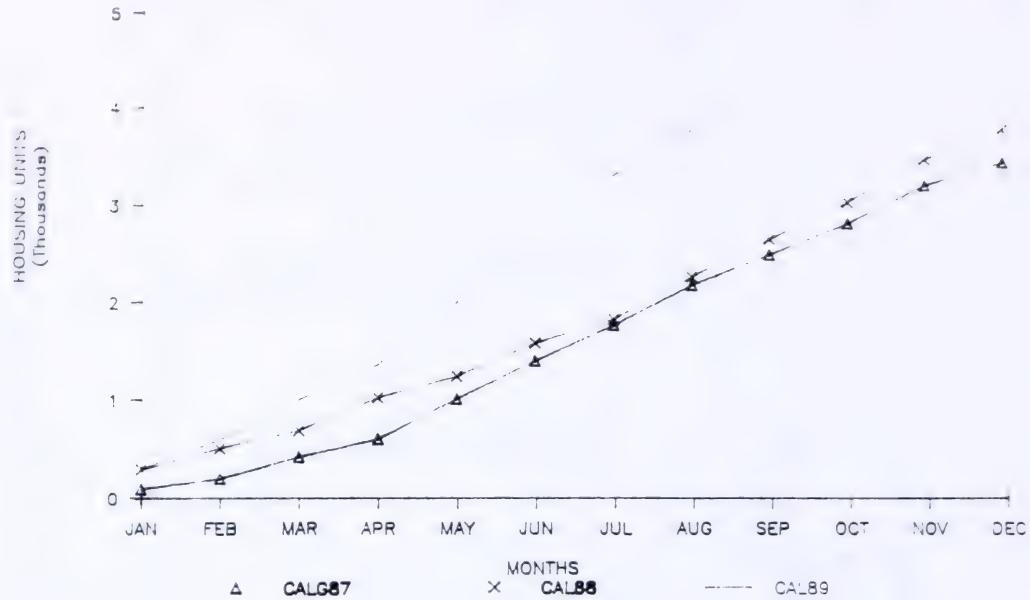


FIGURE 1B

CUMULATIVE STARTS - EDMONTON

4.5 -

HOUSING UNITS
(Thousands)

4 -

3.5 -

3 -

2.5 -

2 -

1.5 -

1 -

0.5 -

0 -

JAN

FEB

MAR

APR

MAY

JUN

JUL

AUG

SEP

OCT

NOV

DEC

△ EDM87

X MONTHS
EDM88

- - - EDM89

TABLE 2

NOV-89

JANUARY TO DATE HOUSING STARTS
 COMPARED WITH THE SAME
 TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES			SEmis			ROW			APT			TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1968	1989	1988	1989	1988	1989	1988	1989	1988	1989	1988	1989		
CALGARY	3105	4878	272	168	101	411	11	301	3489	5758	65	65		
CAMROSE	18	32	0	0	8	16	0	20	26	68	162			
EDMONTON M.A.	3226	3590	156	194	186	307	278	319	3846	4410	15			
FORT McMURRAY	35	10	0	0	0	0	0	0	35	10	-71			
GRANDE PRAIRIE	130	155	2	0	0	0	0	0	132	155	17			
LETHBRIDGE	157	163	10	4	0	3	33	8	200	178	-11			
LLOYDMINSTER(ALT'A. PART)	51	24	2	2	0	0	0	0	53	26	-51			
MEDICINE HAT	127	176	6	6	18	0	7	42	158	224	42			
RED DEER	167	247	48	28	162	68	24	35	401	378	-6			
WETASKIWIN	35	46	2	2	6	0	0	0	43	48	12			
OTHER CENTRES **	105	100	2	4	0	0	0	0	107	104	-3			
TOTAL	7156	9421	500	408	481	805	353	725	8490	11359	34			
PERCENT CHANGE BY TYPE		32		-18		67			105	34				

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT McMURRAY C.A. (PART I.D. NO. 18). INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2

MONTHLY HOUSING STARTS, URBAN ALBERIA

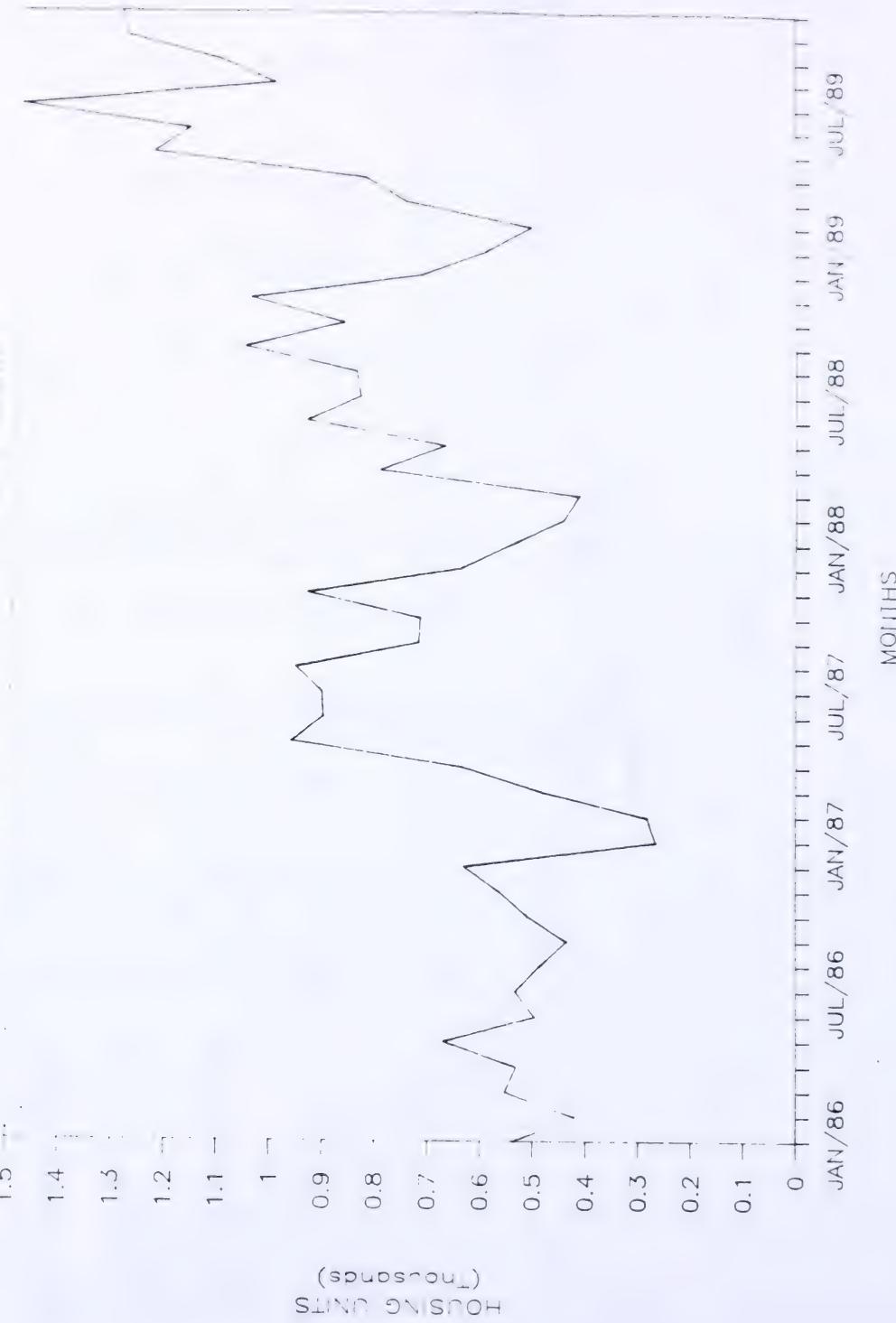


TABLE 3
MONTHLY HOUSING STARTS IN URBAN ALBERTA*
 1988-1989

	1988	1989	<i>PERCENT CHANGE</i>
JANUARY	547	600	10
FEBRUARY	447	513	15
MARCH	416	755	81
APRIL	799	834	4
MAY	675	1242	84
JUNE	940	1174	25
JULY	838	1498	79
AUGUST	847	1011	19
SEPTEMBER	1060	1117	5
OCTOBER	871	1299	49
NOVEMBER	1050	1316	25
DECEMBER	722		
TOTAL	9212	11359	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3

MULTIPLES AS % OF STARTS, URBAN ALBERTA

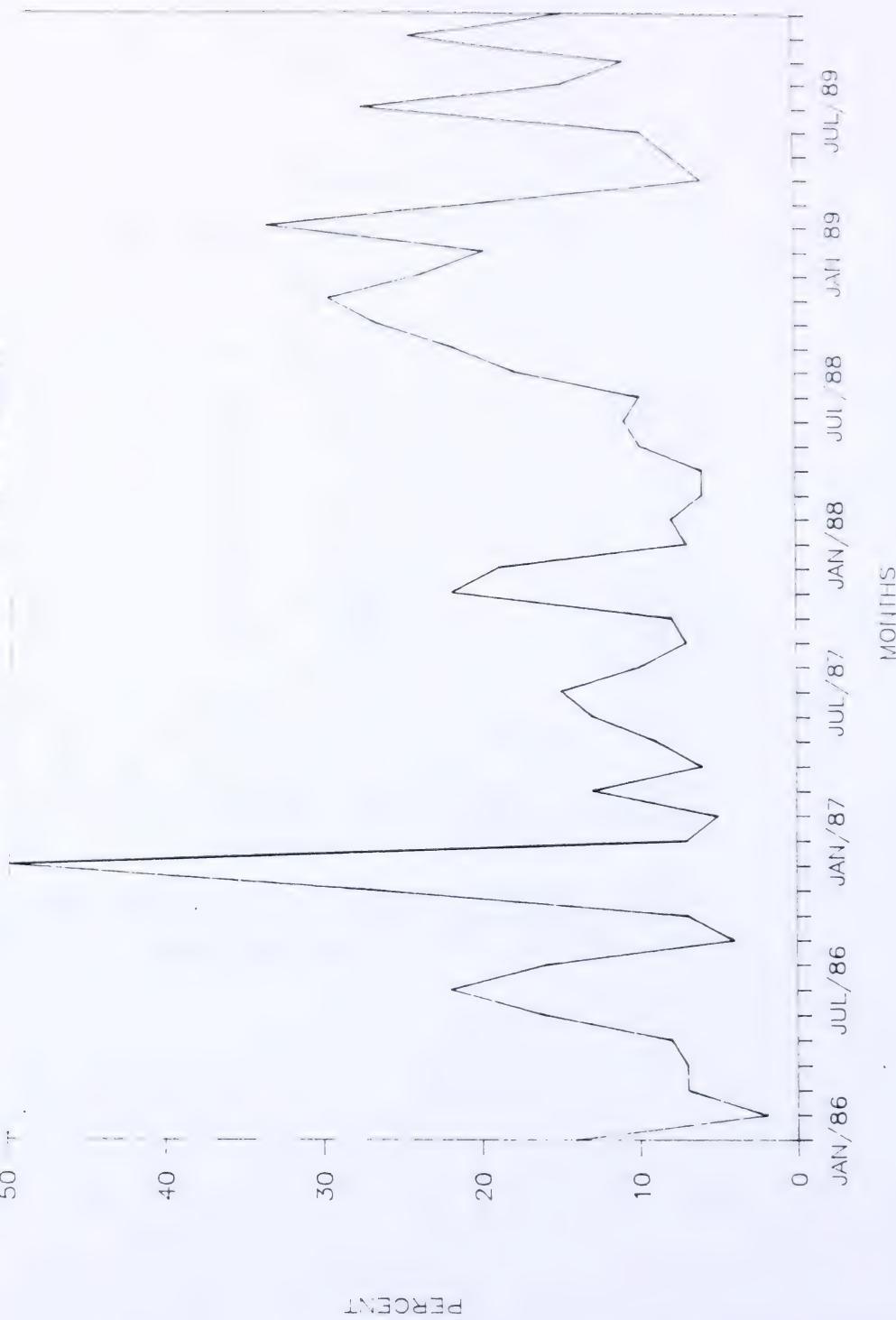


TABLE 4

**SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA**

1988-1989

1988

	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	547	508	39	7
FEBRUARY	447	413	34	8
MARCH	416	390	26	6
APRIL	799	754	45	6
MAY	675	610	65	10
JUNE	940	835	105	11
JULY	838	753	85	10
AUGUST	847	694	153	18
SEPTEMBER	1060	826	234	22
OCTOBER	871	633	238	27
NOVEMBER	1050	740	310	30
DECEMBER	722	547	175	24
TOTAL	9212	7703	1509	16

1989

JANUARY	600	478	122	20
FEBRUARY	513	340	173	34
MARCH	755	606	149	20
APRIL	834	780	54	6
MAY	1242	1143	99	8
JUNE	1174	1055	119	10
JULY	1498	1080	418	28
AUGUST	1011	856	155	15
SEPTEMBER	1117	999	118	11
OCTOBER	1299	974	325	25
NOVEMBER	1316	1110	206	16
DECEMBER				
TOTAL	11359	9421	1938	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

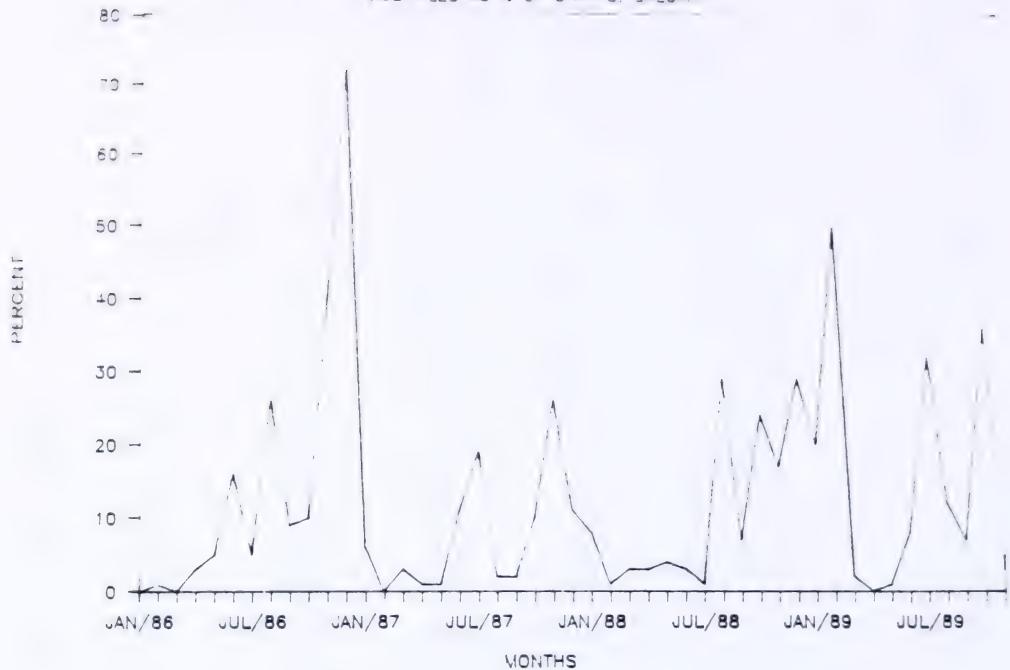


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

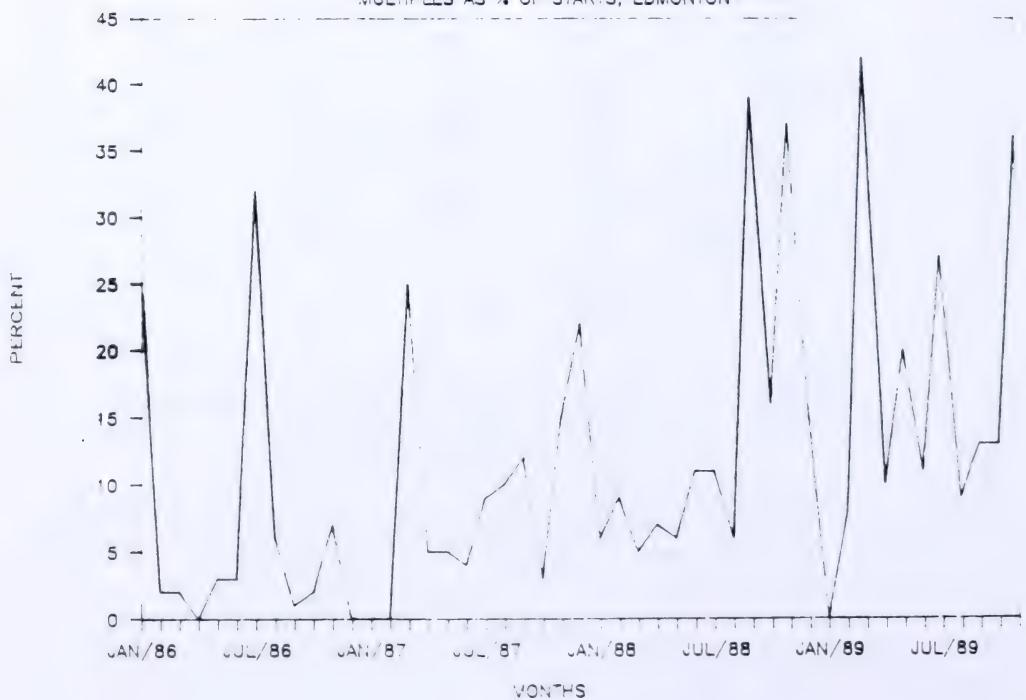


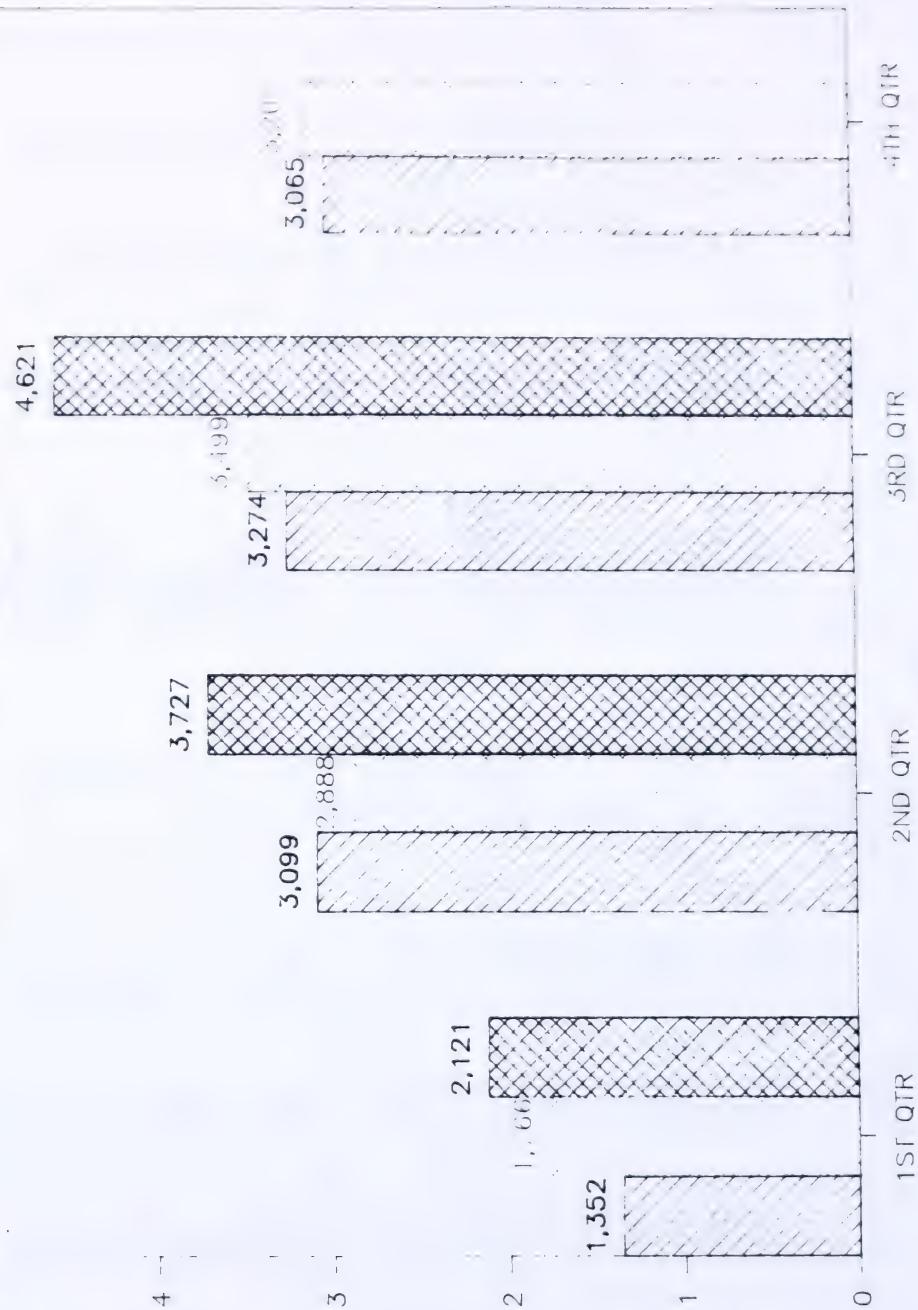
TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

CALGARY						EDMONTON (METRO)					
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		
JANUARY	290	268	22	8	JANUARY	200	188	12	6		
FEBRUARY	214	212	2	1	FEBRUARY	174	159	15	9		
MARCH	183	177	6	3	MARCH	201	190	11	5		
APRIL	334	325	9	3	APRIL	409	379	30	7		
MAY	217	209	8	4	MAY	342	320	22	6		
JUNE	343	332	11	3	JUNE	437	389	48	11		
JULY	241	239	2	1	JULY	466	415	51	11		
AUGUST	439	313	126	29	AUGUST	343	322	21	6		
SEPTEMBER	396	368	28	7	SEPTEMBER	527	323	204	39		
OCTOBER	377	285	92	24	OCTOBER	320	270	50	16		
NOVEMBER	455	377	78	17	NOVEMBER	427	271	156	37		
DECEMBER	311	222	89	29	DECEMBER	287	243	44	15		
TOTAL	3800	3327	473	12	TOTAL	4133	3469	664	16		
CALGARY						EDMONTON (METRO)					
JANUARY	297	239	58	20	JANUARY	193	193	0	0		
FEBRUARY	301	149	152	50	FEBRUARY	158	146	12	8		
MARCH	407	397	10	2	MARCH	313	182	131	42		
APRIL	358	358	0	0	APRIL	395	357	38	10		
MAY	633	629	4	1	MAY	466	375	91	20		
JUNE	572	528	44	8	JUNE	476	425	51	11		
JULY	741	505	236	32	JULY	624	458	166	27		
AUGUST	469	413	56	12	AUGUST	370	336	34	9		
SEPTEMBER	543	503	40	7	SEPTEMBER	479	417	62	13		
OCTOBER	727	467	260	36	OCTOBER	448	391	57	13		
NOVEMBER	710	690	20	3	NOVEMBER	488	310	178	36		
DECEMBER	-	-	-	-	DECEMBER	-	-	-	-		
TOTAL	5758	4878	880	-	TOTAL	4410	3590	820	-		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA



HOUSING UNITS
(Thousands)

TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1988	1989	PERCENT CHANGE
FIRST QUARTER	1766	2121	20
SECOND QUARTER	2888	3727	29
THIRD QUARTER	3499	4621	32
FOURTH QUARTER	3207	-----	-----
TOTAL	11360	10469	-----

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

TABLE 7

NOV-89

*HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA*

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	555	32	28	4	619	26
CAMROSE	4	0	0	4	4	*
EDMONTON M.A.	358	6	35	0	399	14
FORT MCMURRAY	1	0	0	0	1	-88
GRANDE PRAIRIE	18	0	0	0	18	0
LETHBRIDGE	9	0	0	33	42	500
LLOYDMINSTER(ALTA. PART)	2	0	0	0	2	-75
MEDICINE HAT	9	2	0	0	11	-8
RED DEER	32	0	20	0	52	206
WETASKIWIN	8	0	0	0	8	14
OTHER CENTRES **	16	0	0	0	16	60
TOTAL	1012	40	83	37	1172	26

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE
 ** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMON(UN) VILLAGE

TABLE 8

NOV-89

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1955	260	219	292	2726	60
CAMROSE	9	0	12	0	21	31
EDMONTON M.A.	1614	100	175	316	2205	41
FORT McMURRAY	3	0	0	0	3	-75
GRANDE PRAIRIE	49	0	0	0	49	4
LETHBRIDGE	74	0	0	8	82	-10
LLOYDMINSTER(ALTA. PART)	5	0	0	0	5	-83
MEDICINE HAT	72	2	0	0	74	17
RED DEER	94	20	25	0	139	-28
WETASKIWIN	17	2	0	0	19	73
OTHER CENTRES **	0	0	0	41	41	-23
<i>TOTAL</i>	3933	384	431	616	5364	42

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDOUN VILLAGE

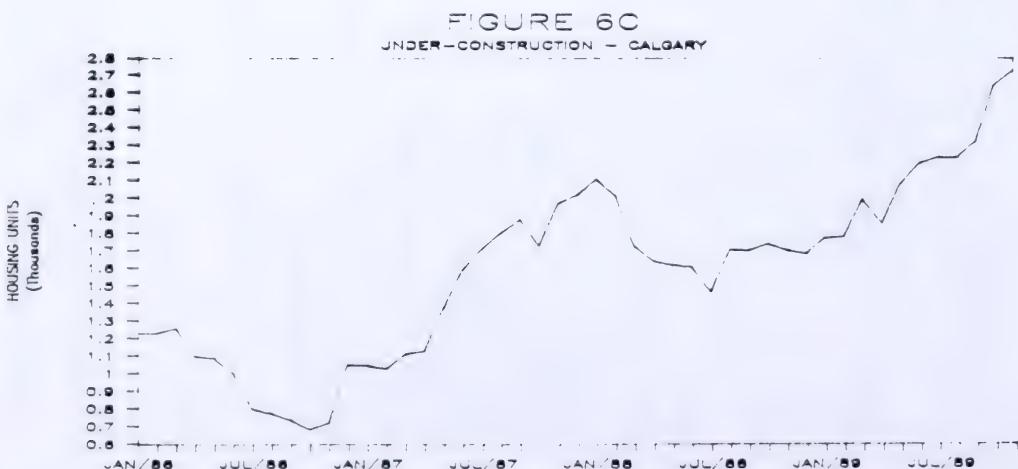
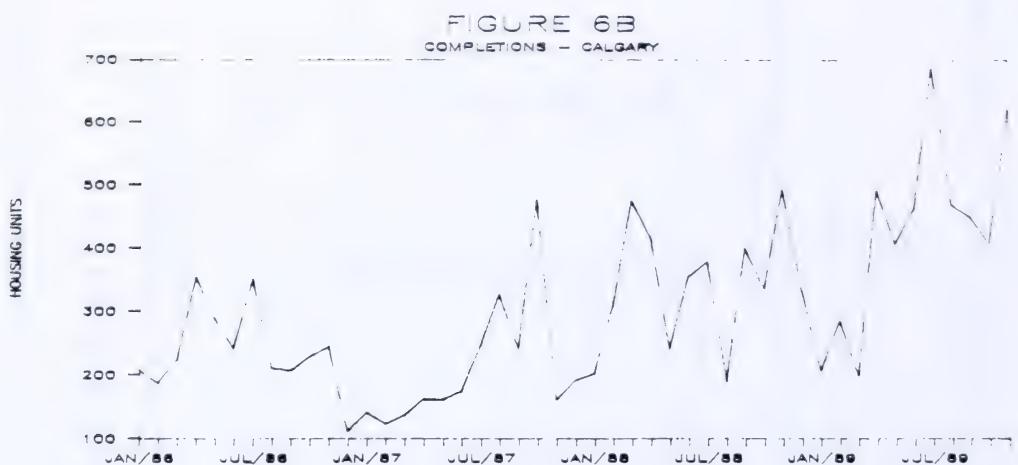
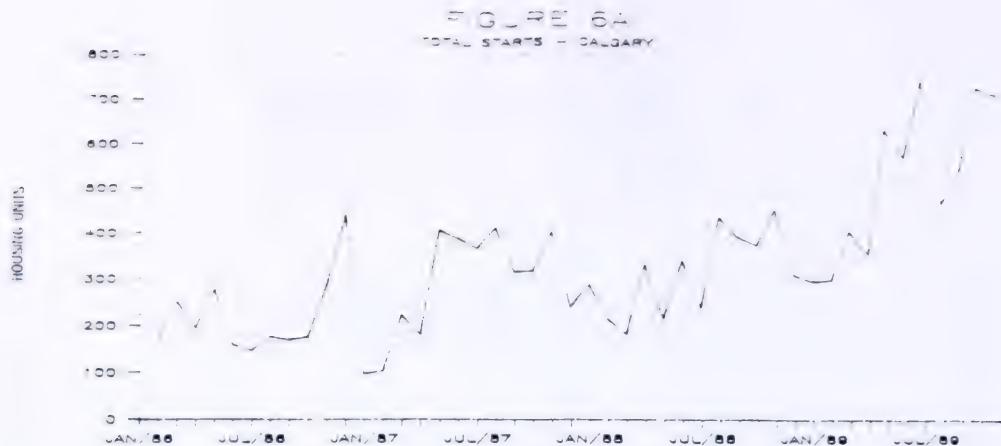


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

	1988	COMPLETIONS	UNDER-CONSTRUCTION
	STARTS		
JANUARY	290	202	2107
FEBRUARY	214	308	2013
MARCH	183	474	1722
APRIL	334	418	1638
MAY	217	241	1614
JUNE	343	355	1602
JULY	241	378	1464
AUGUST	439	189	1705
SEPTEMBER	396	399	1700
OCTOBER	377	336	1740
NOVEMBER	455	492	1701
DECEMBER	311	331	1681

	1989	COMPLETIONS	UNDER-CONSTRUCTION
	STARTS		
JANUARY	297	206	1772
FEBRUARY	301	285	1783
MARCH	407	198	1992
APRIL	358	491	1854
MAY	633	407	2080
JUNE	572	462	2198
JULY	741	687	2232
AUGUST	469	468	2230
SEPTEMBER	543	449	2321
OCTOBER	727	408	2640
NOVEMBER	710	619	2726
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

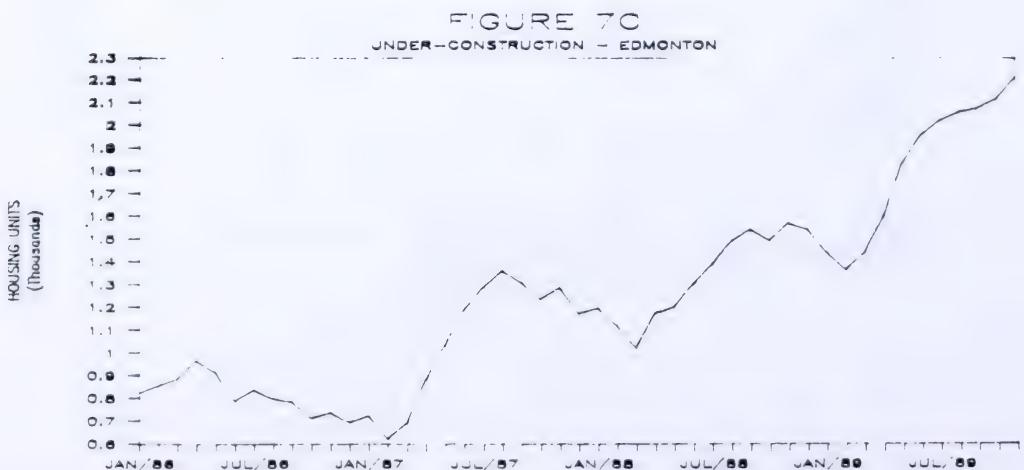
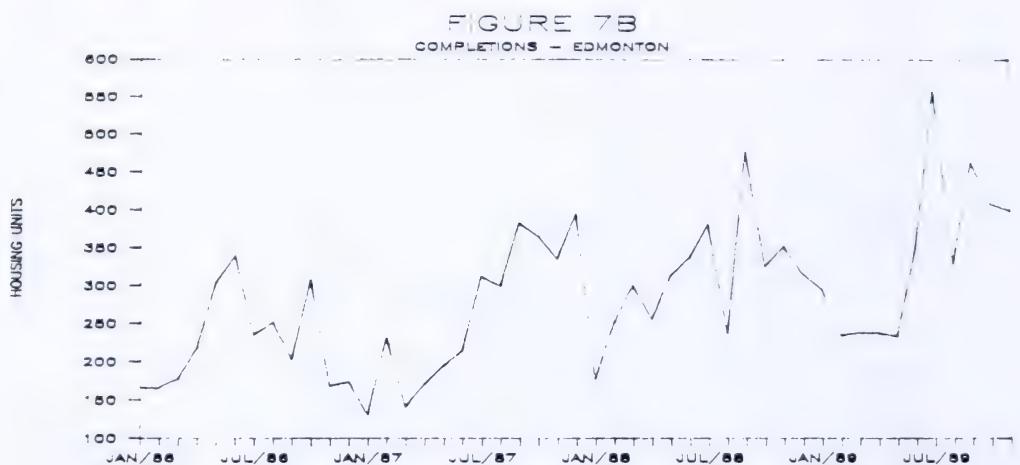
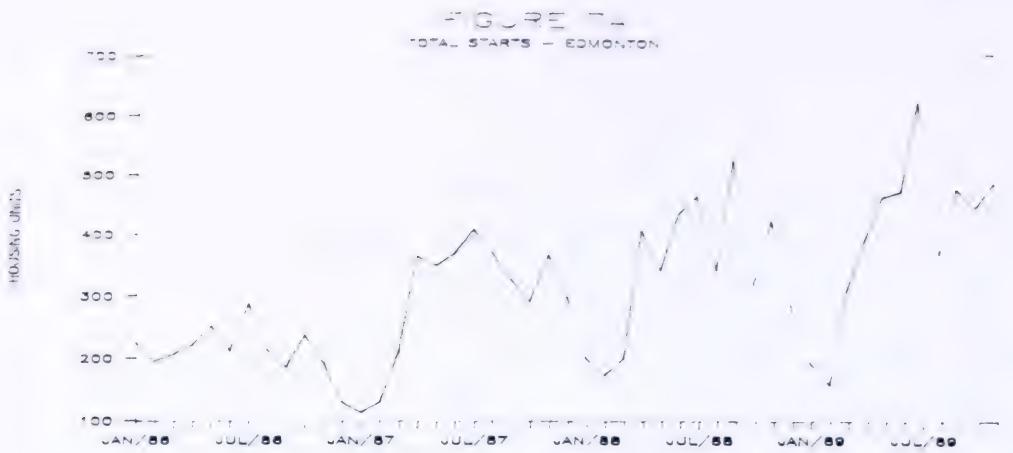


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
 EDMONTON

	1988		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	200	177	1195
FEBRUARY	174	251	1118
MARCH	201	300	1019
APRIL	409	256	1173
MAY	342	313	1202
JUNE	437	337	1302
JULY	466	380	1388
AUGUST	343	237	1491
SEPTEMBER	527	476	1543
OCTOBER	320	325	1493
NOVEMBER	427	351	1569
DECEMBER	287	315	1541

	1989		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	193	295	1440
FEBRUARY	158	234	1364
MARCH	313	238	1439
APRIL	395	237	1596
MAY	466	233	1829
JUNE	476	349	1956
JULY	624	558	2020
AUGUST	370	329	2058
SEPTEMBER	479	462	2076
OCTOBER	448	408	2116
NOVEMBER	488	399	2205
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 8

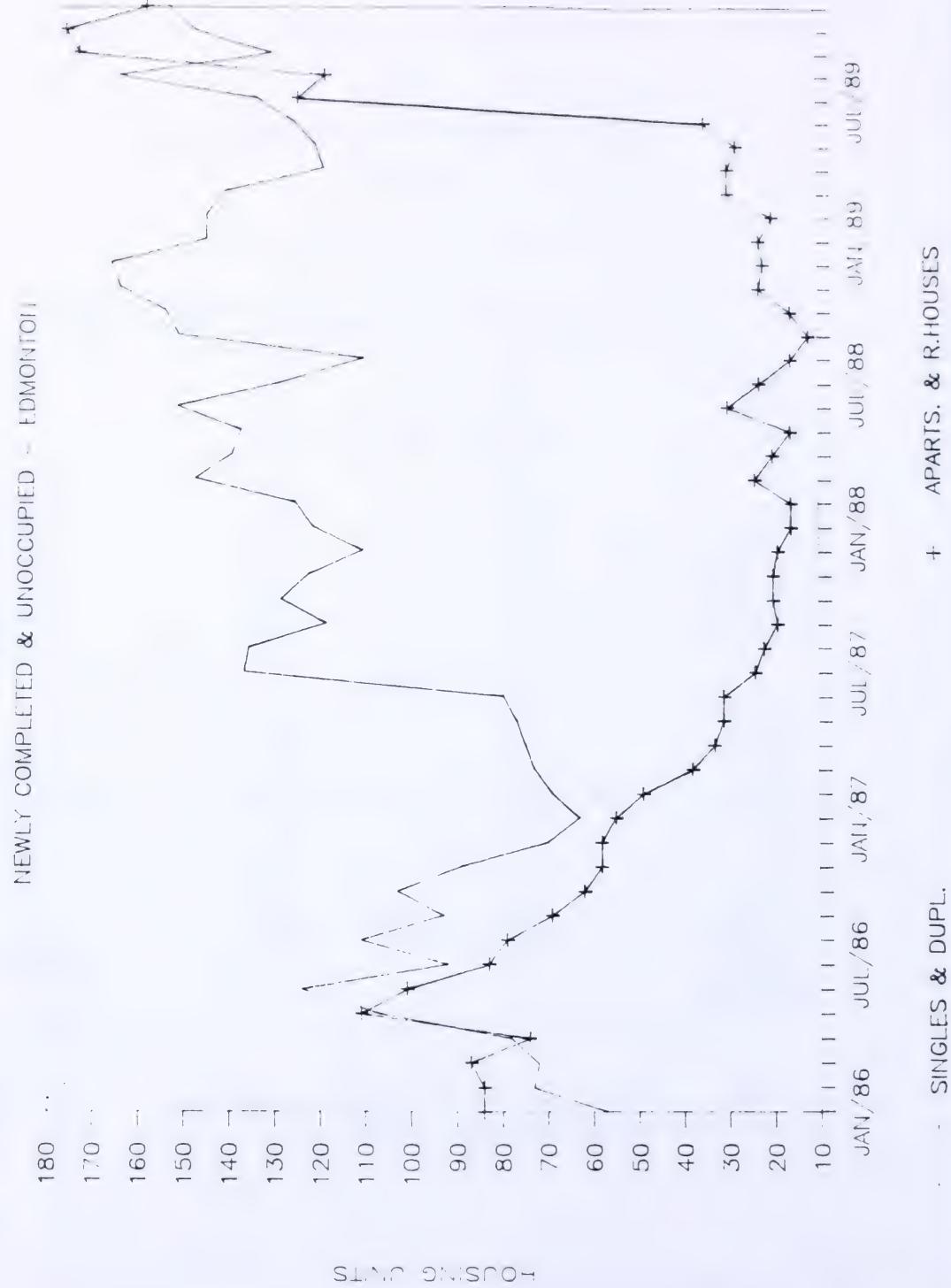


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1988					
JANUARY	122	16	138	177	55
FEBRUARY	126	16	142	251	63
MARCH	148	24	172	300	61
APRIL	140	20	160	256	63
MAY	138	16	154	313	67
JUNE	152	30	182	337	63
JULY	129	23	152	380	73
AUGUST	111	16	127	237	67
SEPTEMBER	152	12	164	476	73
OCTOBER	155	16	171	325	65
NOVEMBER	165	23	188	351	64
DECEMBER	167	22	189	315	62
1989					
JANUARY	146	23	169	295	65
FEBRUARY	146	20	166	234	59
MARCH	142	30	172	238	57
APRIL	120	30	150	237	63
MAY	122	28	150	233	61
JUNE	127	35	162	349	58
JULY	135	126	261	558	64
AUGUST	166	120	286	329	52
SEPTEMBER	132	175	307	462	59
OCTOBER	149	178	327	408	54
NOVEMBER	155	160	315	399	57
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

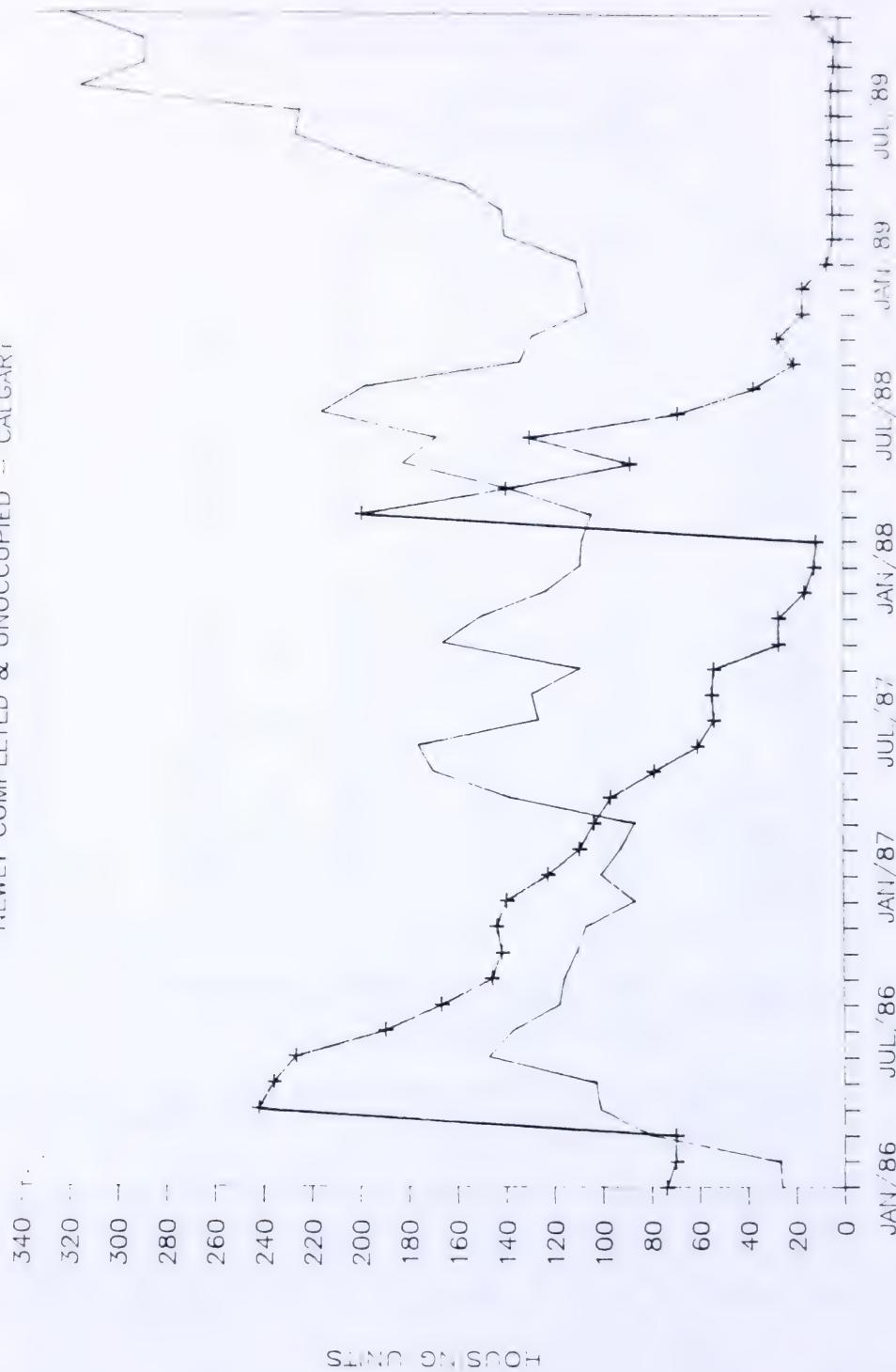
*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED → CAL GARI



— SINGLES & DUPLEXES

+ APARTS. & R.HOUSES

TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1988					
JANUARY	110	12	122	202	64
FEBRUARY	109	11	120	308	72
MARCH	105	201	306	474	48
APRIL	139	141	280	418	61
MAY	184	89	273	241	48
JUNE	170	131	301	355	52
JULY	218	69	287	378	58
AUGUST	200	37	237	189	50
SEPTEMBER	135	20	155	399	76
OCTOBER	130	27	157	336	68
NOVEMBER	107	16	123	492	81
DECEMBER	109	16	125	331	72
1989					
JANUARY	112	6	118	206	64
FEBRUARY	142	3	145	285	64
MARCH	143	3	146	198	57
APRIL	159	3	162	491	75
MAY	201	3	204	407	64
JUNE	230	3	233	462	65
JULY	228	3	231	687	75
AUGUST	321	3	324	468	54
SEPTEMBER	294	2	296	449	62
OCTOBER	295	2	297	408	58
NOVEMBER	326	11	337	619	63
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
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THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10

EDMONTON LISTINGS AND SALES

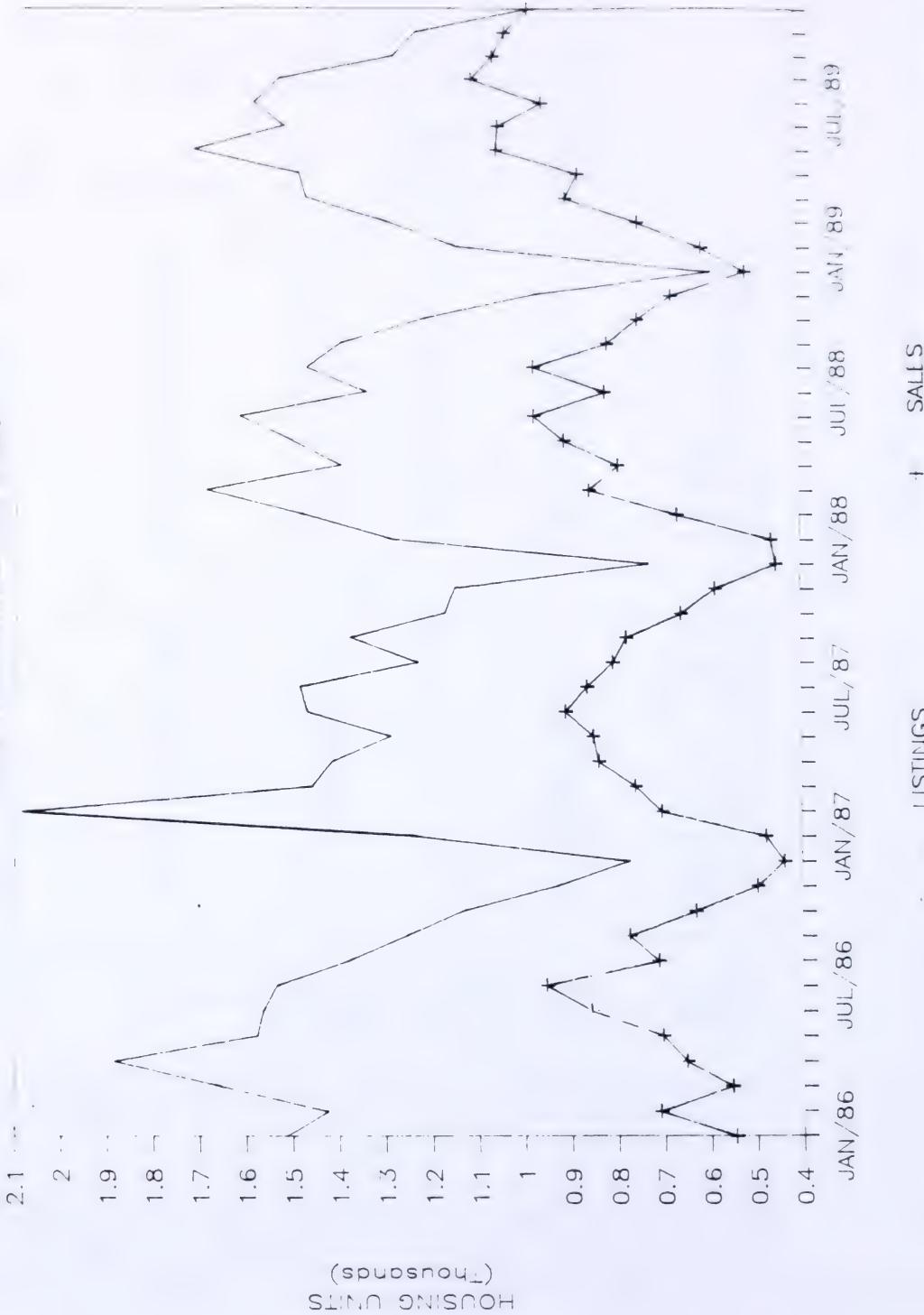


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

	1988				
		LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1288	463	.36		77982
FEBRUARY	1478	667	.45		76385
MARCH	1688	858	.51		78935
APRIL	1397	795	.57		82004
MAY	1502	913	.61		81285
JUNE	1616	978	.61		85636
JULY	1343	824	.61		85372
AUGUST	1472	979	.67		83181
SEPTEMBER	1398	818	.59		82881
OCTOBER	1218	751	.62		82043
NOVEMBER	978	678	.69		85120
DECEMBER	590	515	.87		81271

	1989			
		LISTINGS	SALES	RATIO OF SALES TO LISTINGS
JANUARY	1150	610	.53	82311
FEBRUARY	1297	750	.58	84760
MARCH	1474	908	.62	87552
APRIL	1491	880	.59	86301
MAY	1719	1058	.62	90502
JUNE	1522	1054	.69	91281
JULY	1588	959	.60	88422
AUGUST	1534	1112	.72	89646
SEPTEMBER	1284	1066	.83	89596
OCTOBER	1235	1038	.84	90187
NOVEMBER	990	988	.99	91121
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 11
CALGARY LISTINGS AND SALES

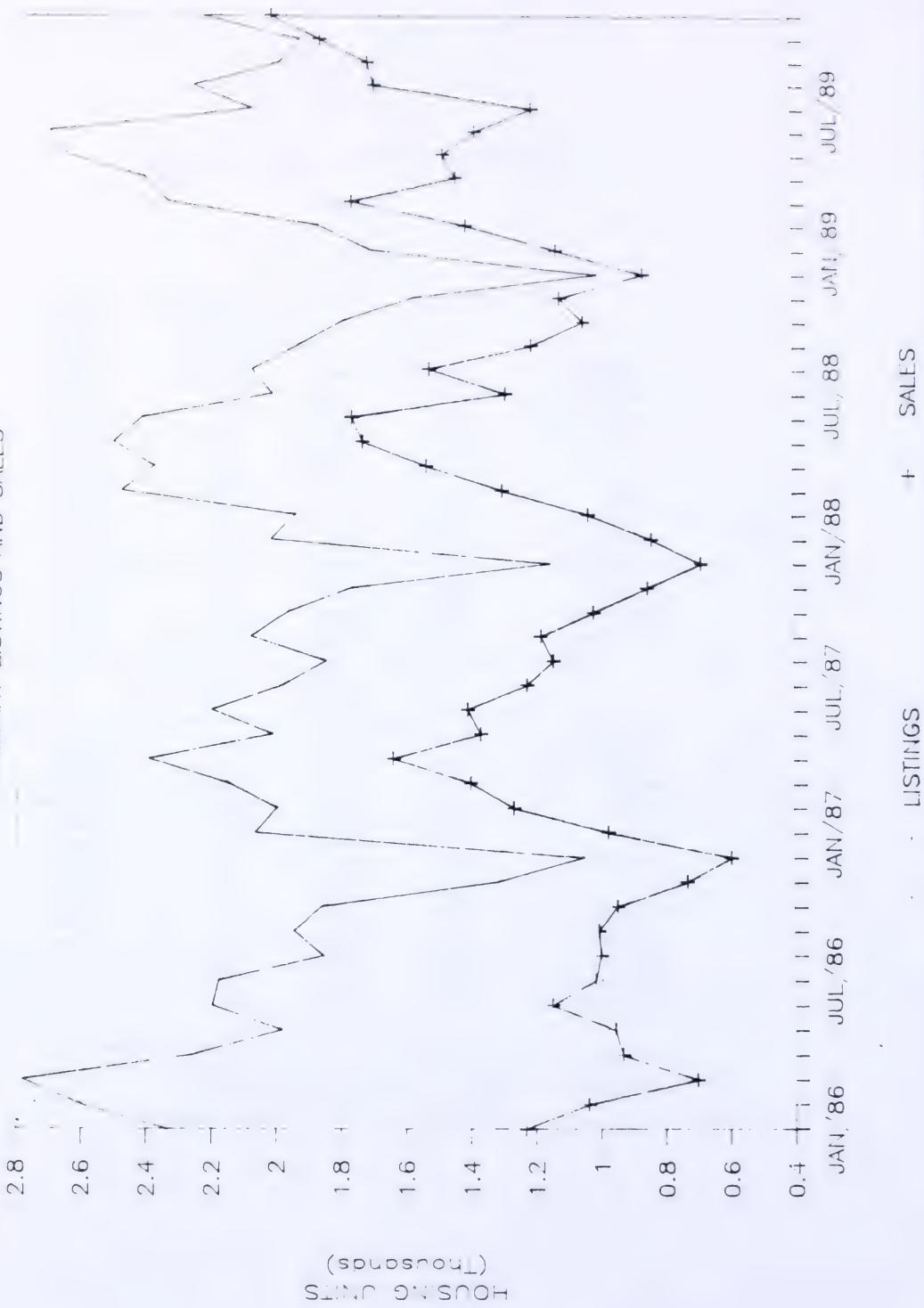


TABLE 14
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

	1988			
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1945	841	.43	90623
FEBRUARY	1945	1038	.53	91213
MARCH	2485	1305	.53	96389
APRIL	2384	1541	.65	98765
MAY	2512	1740	.69	99368
JUNE	2422	1774	.73	101695
JULY	2019	1295	.64	104129
AUGUST	2083	1532	.74	99602
SEPTEMBER	1941	1214	.63	101425
OCTOBER	1803	1054	.58	100538
NOVEMBER	1582	1127	.71	103471
DECEMBER	1010	866	.86	101210

	1989			
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1721	1138	.66	99141
FEBRUARY	1880	1421	.76	106355
MARCH	2349	1778	.76	109406
APRIL	2423	1453	.60	112019
MAY	2666	1494	.56	111169
JUNE	2722	1393	.51	110751
JULY	2092	1213	.58	109485
AUGUST	2274	1709	.75	110373
SEPTEMBER	2004	1731	.86	107511
OCTOBER	1943	1879	.97	113439
NOVEMBER	2241	2032	.91	120228
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

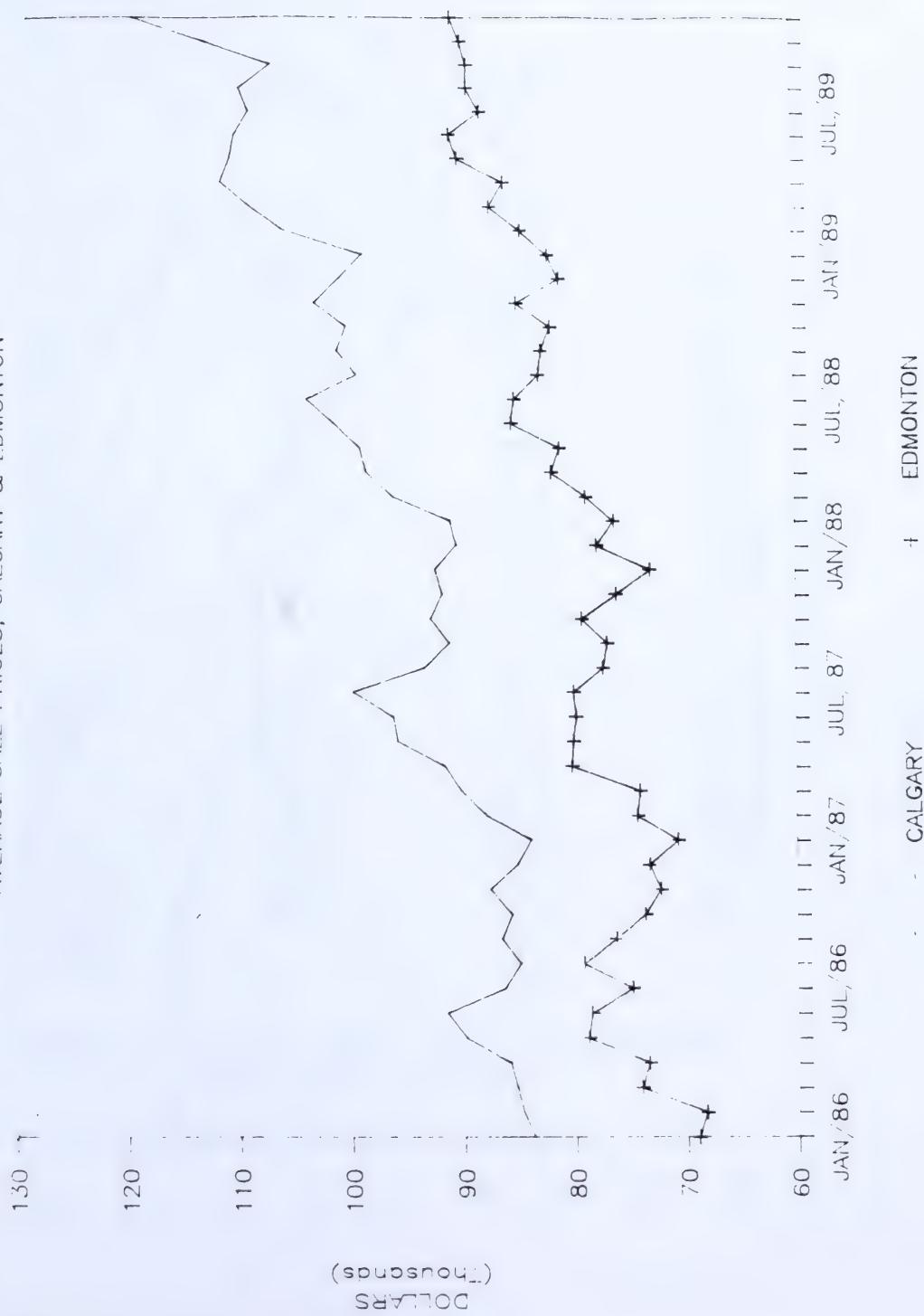


FIGURE 13

NEW HOUSE PRICE INDEX , CALGARY

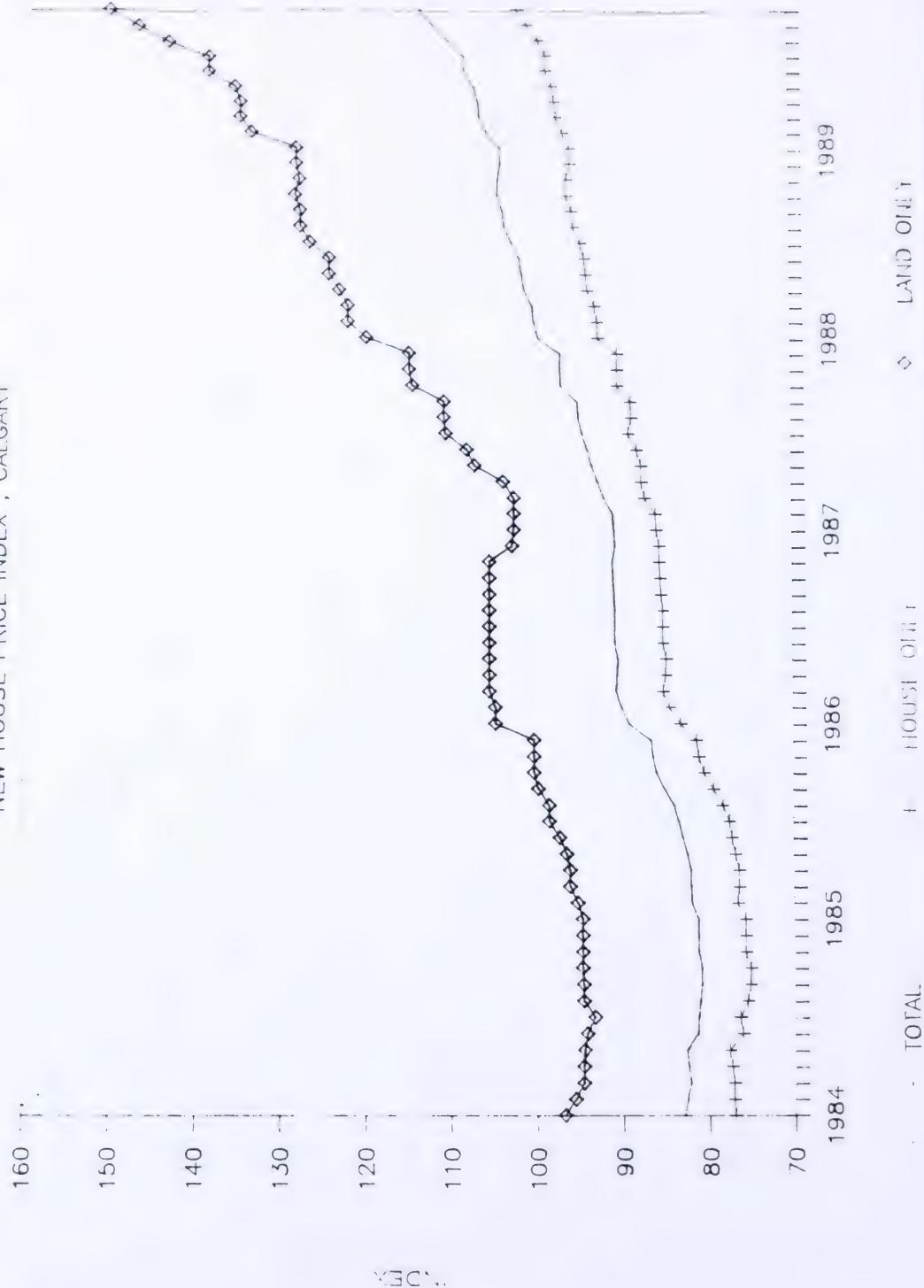


TABLE 15
NEW HOUSING PRICE INDEXES*
1981 = 100
CALGARY

	1988		
	HOUSE	LAND	TOTAL
JANUARY	92.7	120.0	99.8
FEBRUARY	92.8	122.2	100.3
MARCH	93.1	122.2	100.5
APRIL	93.9	123.2	101.4
MAY	94.1	124.4	101.7
JUNE	94.3	124.4	102.0
JULY	94.8	126.7	102.9
AUGUST	95.6	127.8	103.8
SEPTEMBER	95.8	127.8	104.0
OCTOBER	96.4	128.4	104.6
NOVEMBER	96.4	127.9	104.5
DECEMBER	96.0	128.3	104.2
	1989		
JANUARY	96.0	128.3	104.2
FEBRUARY	96.8	133.6	105.8
MARCH	97.6	134.9	106.7
APRIL	97.8	134.9	106.8
MAY	98.1	135.6	107.3
JUNE	98.8	138.7	108.5
JULY	98.8	138.7	108.5
AUGUST	99.7	143.5	110.3
SEPTEMBER	101.0	147.1	112.1
OCTOBER	102.2	150.5	113.7
NOVEMBER			
DECEMBER			

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICES STATS.)
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* THE LAST FIGURE IS THE LATEST AVAILABLE

FIGURE 14
NEW HOUSE PRICE INDEX, EDMONTON!

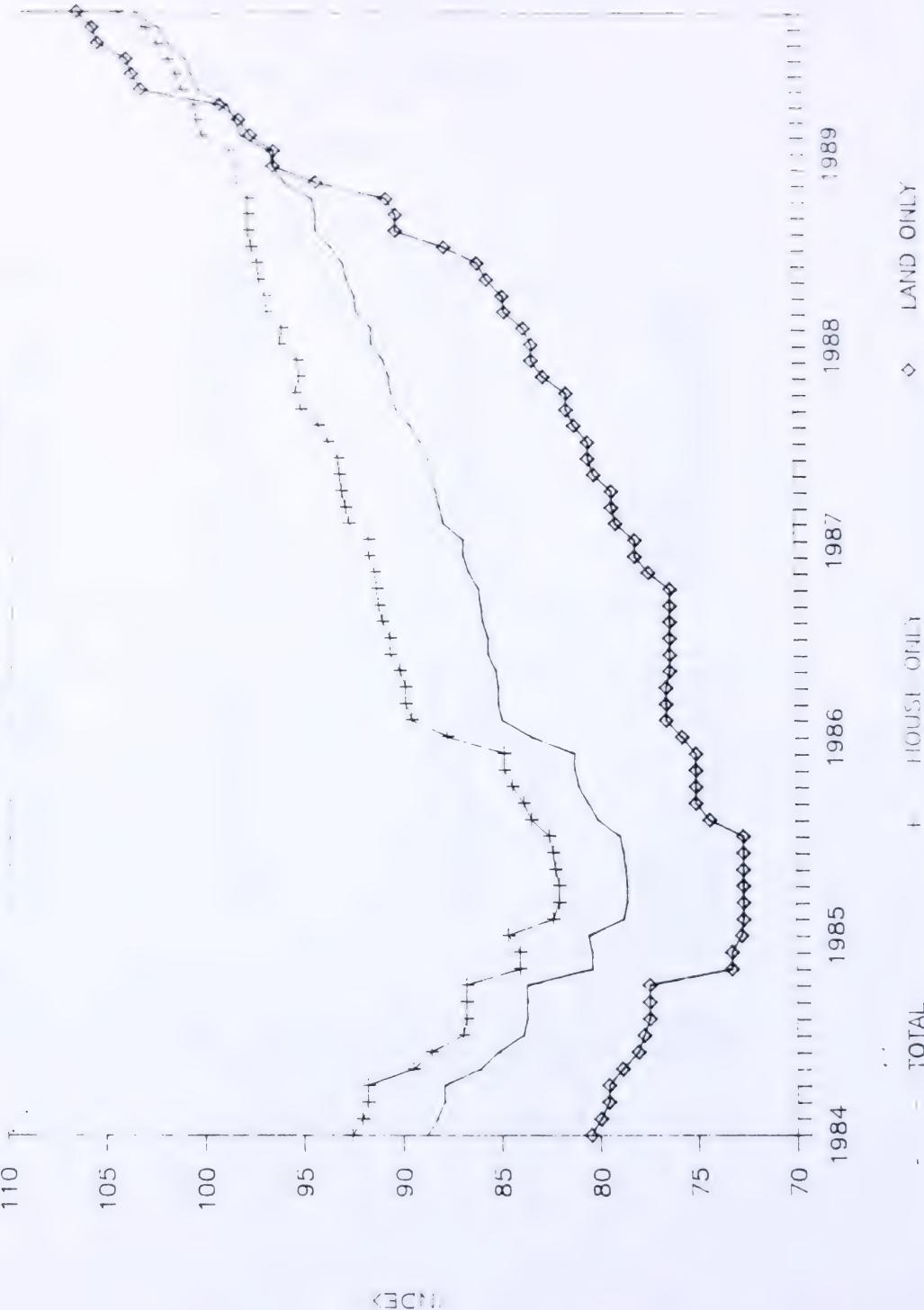


TABLE 16
NEW HOUSING PRICE INDEXES*
1981 = 100
EDMONTON

	1988		
	HOUSE	LAND	TOTAL
JANUARY	96.4	83.5	91.7
FEBRUARY	96.3	83.9	91.7
MARCH	97.1	84.9	92.5
APRIL	97.2	85.0	92.6
MAY	97.5	85.8	93.0
JUNE	97.6	86.3	93.2
JULY	97.9	88.0	93.8
AUGUST	98.1	90.5	94.6
SEPTEMBER	98.1	90.5	94.6
OCTOBER	98.1	91.0	94.8
NOVEMBER	98.7	94.6	96.2
DECEMBER	98.8	96.8	96.8
	1989		
	HOUSE	LAND	TOTAL
JANUARY	99.1	96.8	97.0
FEBRUARY	100.5	98.0	98.5
MARCH	100.8	98.6	98.8
APRIL	100.9	99.6	99.2
MAY	101.6	103.7	100.7
JUNE	101.9	104.2	101.1
JULY	102.3	104.5	101.4
AUGUST	102.9	106.0	102.3
SEPTEMBER	103.5	106.3	102.8
OCTOBER	105.0	107.1	104.1
NOVEMBER			
DECEMBER			

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICES STATS.)
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* THE LAST FIGURE IS THE LATEST AVAILABLE

CANADIANA

FEB 12 1990

RESIDENTIAL CONSTRUCTION IN ALBERTA

DECEMBER 1989

Alberta
MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

**RESIDENTIAL CONSTRUCTION
IN ALBERTA
DECEMBER, 1989**

**ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT**

**ISSN 0823-3047
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HIGHLIGHTS

Alberta

- In the fourth quarter, housing starts rose by 32% to 4,243 units from 3,207 in 1988, bringing the total starts for the year 1989 to 14,712 units, 30% greater than those of 1988 (11,360).

Urban Alberta

- Housing starts for urban Alberta increased from the previous year to 986 units, up 37% from 722 units in December 1988.
- Total starts for the year 1989 showed an impressive 34% increase to 12,345 units compared to 9,212 for 1988. This is the highest level since 1983.
- Housing under construction in December rose to 5,445 units, a 45% increase over the same period last year.

Calgary

- Calgary's housing starts decreased by 34% from November starts; however the 470 units started in December are still 51% higher than last year's (311 units).
- Total starts to date rose by 64% to 6,228 units from 1988 figure of 3,800. Multiples jumped by 101%, while singles increased by 59%.
- Housing under construction continued to trend upward to 2,866 in December. Inventory of newly completed and unoccupied housing also increased to 374 units while the rate of absorption slid to 44% compared to 63% in November.

- In the resale housing market, 1,280 residential properties were sold during the month. Although this level was a 33% decline from November 1989 (resale market decline is normal for this time of year), it was still 48% above the December 1988 level. Total sales for 1989 reached a record level of 18,397 units, 20% ahead of 1988.
- December's average selling price of \$126,027 was an increase of 25% over December 1988. This brought the yearly average selling price to \$111,325 compared to \$99,036 for 1988, up 12%. The new housing price index showed a sharp one-month increase in November of 1.8% to 115.7.

Edmonton

- Edmonton's December starts jumped by 42% over the previous year to 407 units.
- Total starts for 1989 also rose to 4,817 units from 4,133 for 1988, up 17%. This marks the fifth consecutive year that a year-to-year increase has been recorded.
- Units under construction, however, fell to 2,189 in December. The newly completed and unoccupied housing also decreased marginally to 308 units due to a slight increase in the rate of absorption.
- The resale housing market remained fairly strong in December. Sales (739) last month were 43% higher than in December 1988, boosting the 1989 sales to a record level of 11,162 units, up 21% over 1988.
- The average selling price increased to \$93,091 in December, the highest level for the year. The new housing price index continued to trend strongly upward to 105.3, a jump of 9.5% over December 1988.

TABLE 1

DEC-89

**HOUSING STARTS BY TYPE
URBAN ALBERTA**

CITY	SINGLES	SEMITS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	400	38	24	8	470	51
CAMROSE	6	0	0	0	6	200
EDMONTON M.A.	341	14	52	0	407	42
FORT McMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	8	0	0	0	8	-27
LETHBRIDGE	38	0	12	0	50	-4
LLOYDMINSTER(ALTA. PART)	2	0	0	0	2	-75
MEDICINE HAT	15	0	0	0	15	50
RED DEER	18	6	0	0	24	-4
WETASKIWIN	2	0	0	0	2	-33
OTHER CENTRES **	2	0	0	2	0	-80
<i>TOTAL</i>	832	58	88	8	986	37

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT
 ** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A

CUMULATIVE STARTS - CALGARY

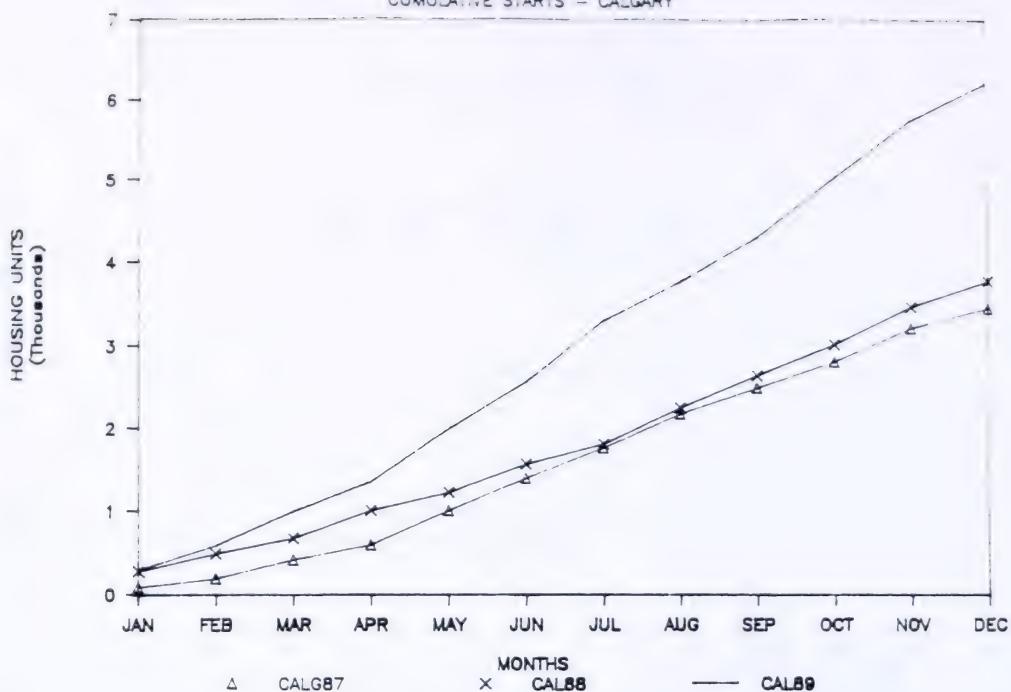


FIGURE 1B

CUMULATIVE STARTS - EDMONTON

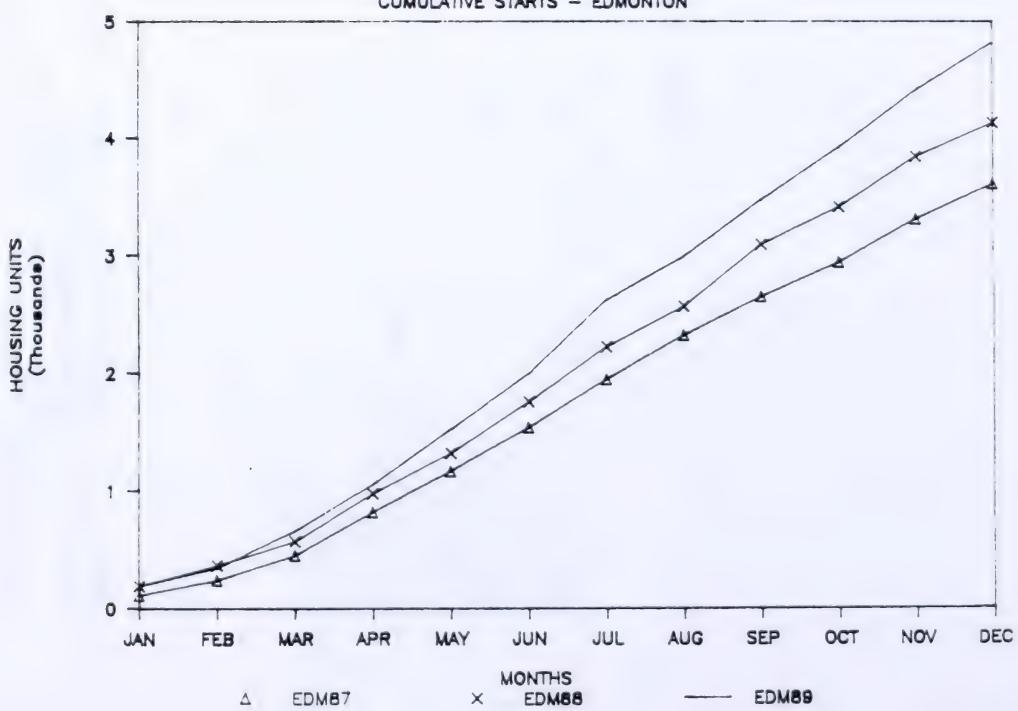


TABLE 2

DEC-89

JANUARY TO DATE HOUSING STARTS
 COMPARED WITH THE SAME
 TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMIS		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS
	1988	1989	1988	1989	1988	1989	1988	1989	1988	1989	
CALGARY	3327	5278	336	206	122	435	15	309	3800	6228	64
CAMROSE	20	38	0	0	8	16	0	20	28	74	164
EDMONTON M.A.	3469	3931	162	208	193	359	309	319	4133	4817	17
FORT McMURRAY	38	10	0	0	0	0	0	0	38	10	-74
GRANDE PRAIRIE	141	163	2	0	0	0	0	0	143	163	14
LETHBRIDGE	184	201	16	4	3	15	49	8	252	228	-10
LLOYDMINSTER(ALTA. PART)	59	26	2	2	0	0	0	0	61	28	-54
MEDICINE HAT	137	191	6	6	18	0	7	42	168	239	42
RED DEER	179	265	52	34	171	68	24	35	426	402	-6
WETASKIWIN	38	48	2	2	6	0	0	46	50	9	
OTHER CENTRES **	111	102	2	4	4	0	0	0	117	106	-9
TOTAL	7703	10253	580	466	525	893	404	733	9212	12345	34
PERCENT CHANGE BY TYPE		33			-20	70		81		34	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2

MONTHLY HOUSING STARTS, URBAN ALBERTA

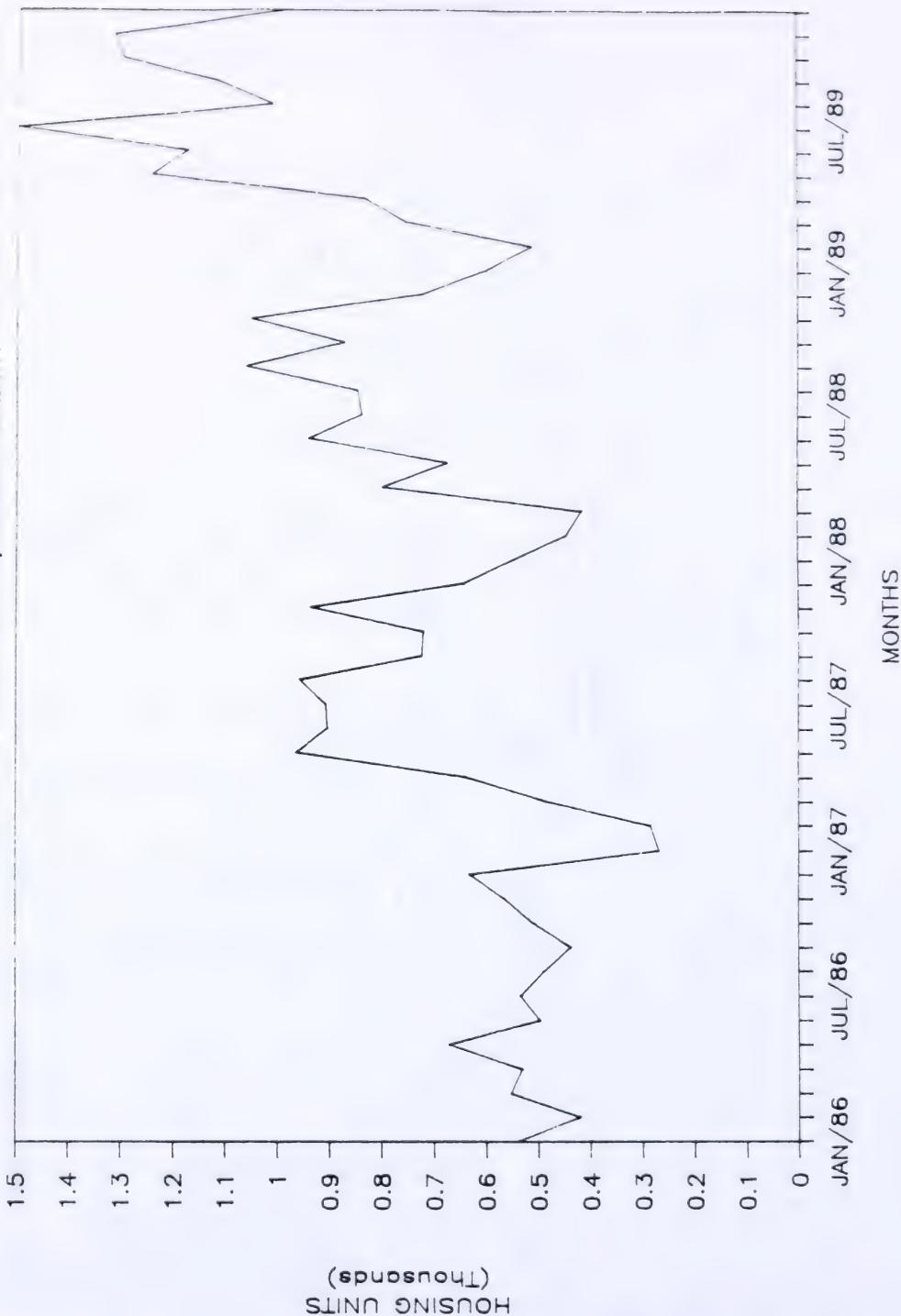


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1988-1989

	1988	1989	PERCENT CHANGE
JANUARY	547	600	10
FEBRUARY	447	513	15
MARCH	416	755	81
APRIL	799	834	4
MAY	675	1242	84
JUNE	940	1174	25
JULY	838	1498	79
AUGUST	847	1011	19
SEPTEMBER	1060	1117	5
OCTOBER	871	1299	49
NOVEMBER	1050	1316	25
DECEMBER	722	986	37
TOTAL	9212	12345	34

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3

MULTIPLES AS % OF STARTS, URBAN ALBERTA

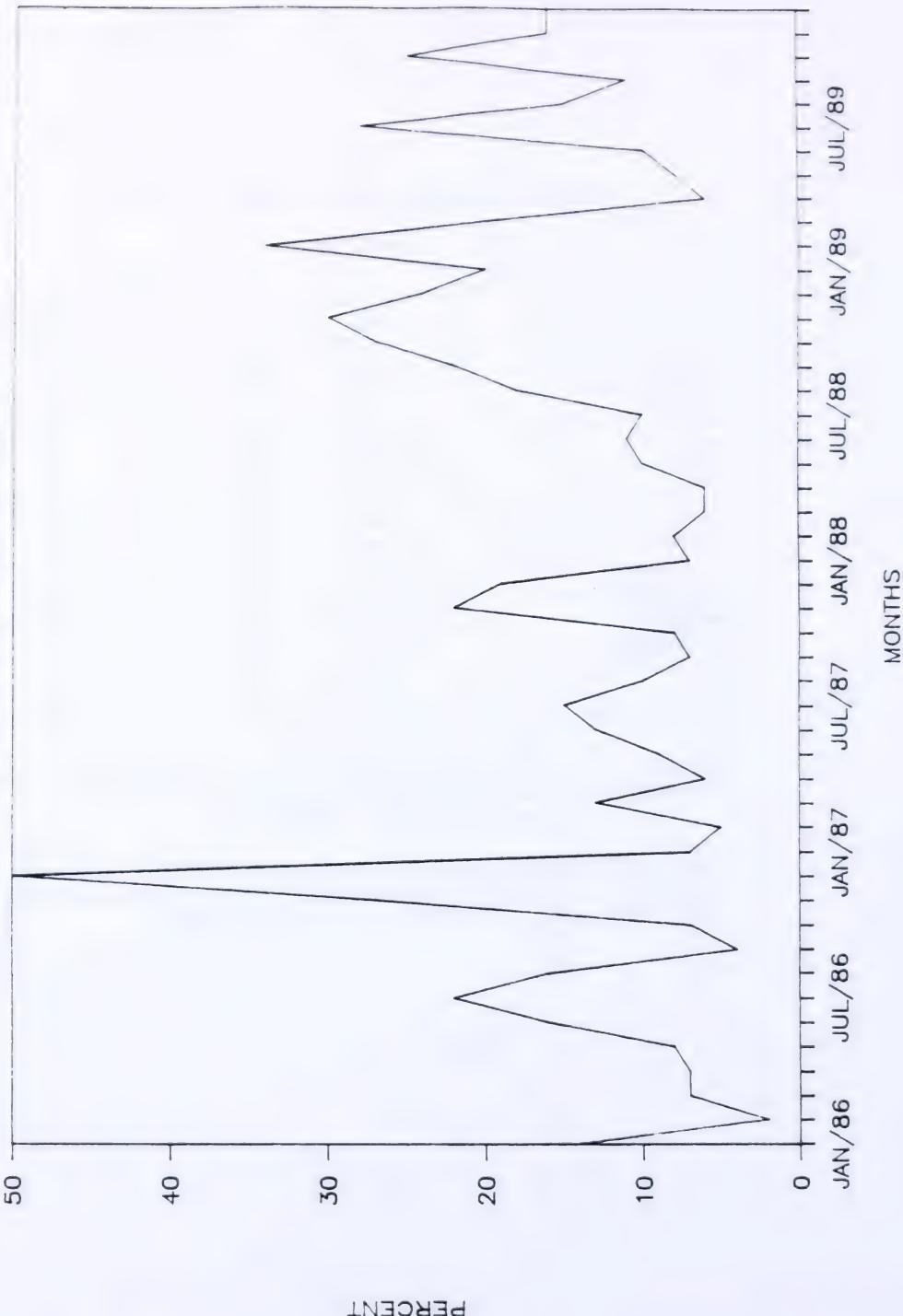


TABLE 4

**SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA**

1988-1989

1988

	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	547	508	39	7
FEBRUARY	447	413	34	8
MARCH	416	390	26	6
APRIL	799	754	45	6
MAY	675	610	65	10
JUNE	940	835	105	11
JULY	838	753	85	10
AUGUST	847	694	153	18
SEPTEMBER	1060	826	234	22
OCTOBER	871	633	238	27
NOVEMBER	1050	740	310	30
DECEMBER	722	547	175	24
 TOTAL	 9212	 7703	 1509	 16

1989

JANUARY	600	478	122	20
FEBRUARY	513	340	173	34
MARCH	755	606	149	20
APRIL	834	780	54	6
MAY	1242	1143	99	8
JUNE	1174	1055	119	10
JULY	1498	1080	418	28
AUGUST	1011	856	155	15
SEPTEMBER	1117	999	118	11
OCTOBER	1299	974	325	25
NOVEMBER	1316	1110	206	16
DECEMBER	986	832	154	16
 TOTAL	 12345	 10253	 2092	 17

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

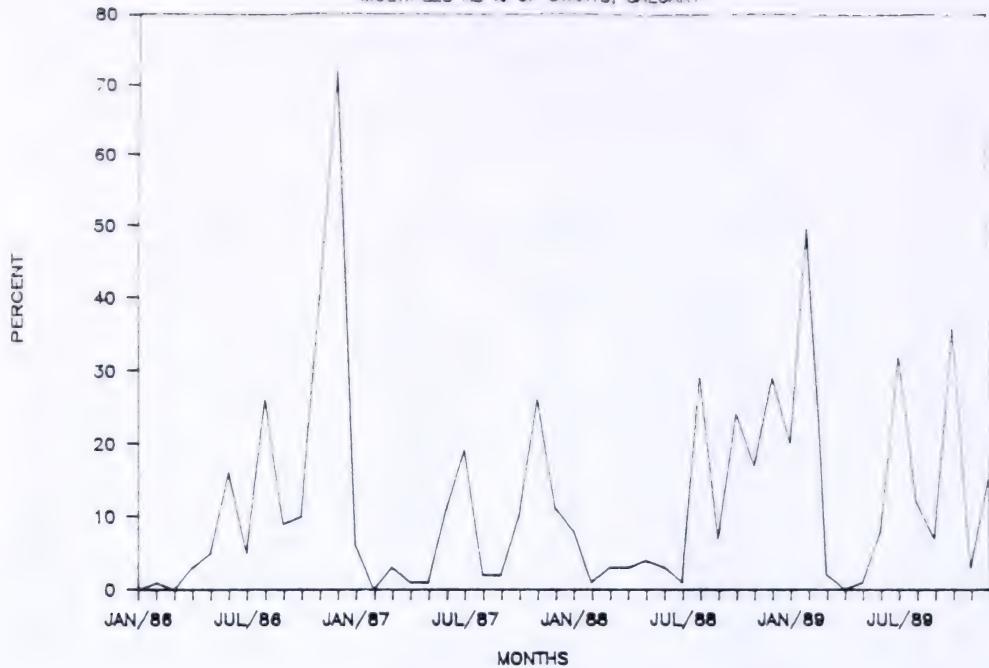


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

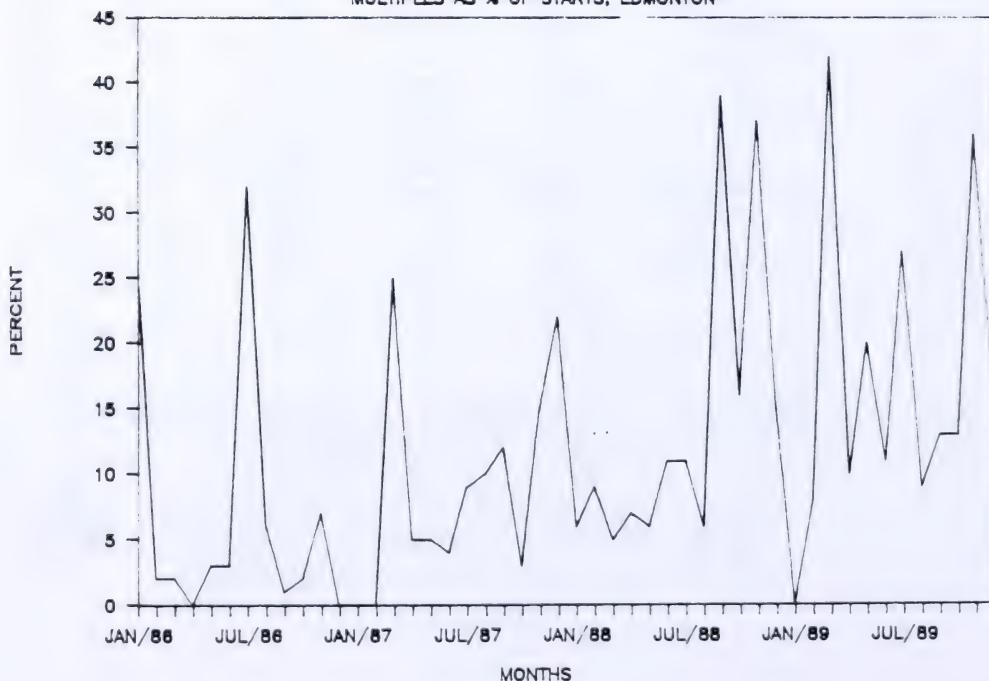


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

CALGARY

1988

	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	
JANUARY	290	268	22	8	JANUARY	200	188	12	6
FEBRUARY	214	212	2	1	FEBRUARY	174	159	15	9
MARCH	183	177	6	3	MARCH	201	190	11	5
APRIL	334	325	9	3	APRIL	409	379	30	7
MAY	217	209	8	4	MAY	342	320	22	6
JUNE	343	332	11	3	JUNE	437	389	48	11
JULY	241	239	2	1	JULY	466	415	51	11
AUGUST	439	313	126	29	AUGUST	343	322	21	6
SEPTEMBER	396	368	28	7	SEPTEMBER	527	323	204	39
OCTOBER	377	285	92	24	OCTOBER	320	270	50	16
NOVEMBER	455	377	78	17	NOVEMBER	427	271	156	37
DECEMBER	311	222	89	29	DECEMBER	287	243	44	15
TOTAL	3800	3327	473	12	TOTAL	4133	3469	664	16

CALGARY

1989

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
JANUARY	297	239	58	20	193	193	0	0	0	425	51	11	-
FEBRUARY	301	149	152	50	158	146	12	8	182	131	42	-	-
MARCH	407	397	10	2	313	395	357	38	10	375	91	20	-
APRIL	358	358	0	0	466	466	-	-	-	425	51	11	-
MAY	633	629	4	1	44	8	32	12	7	391	57	13	-
JUNE	572	528	44	8	36	36	36	36	7	310	178	36	-
JULY	741	505	236	32	624	458	166	27	34	341	66	16	-
AUGUST	469	413	56	12	370	336	34	9	417	391	57	13	-
SEPTEMBER	543	503	40	7	479	479	62	13	62	341	66	16	-
OCTOBER	727	467	260	36	448	448	-	-	-	4817	886	18	-
NOVEMBER	710	690	20	3	488	488	-	-	-	3931	-	-	-
DECEMBER	470	400	70	15	407	407	-	-	-	-	-	-	-
TOTAL	6228	5278	950	15	-	-	-	-	-	-	-	-	-

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

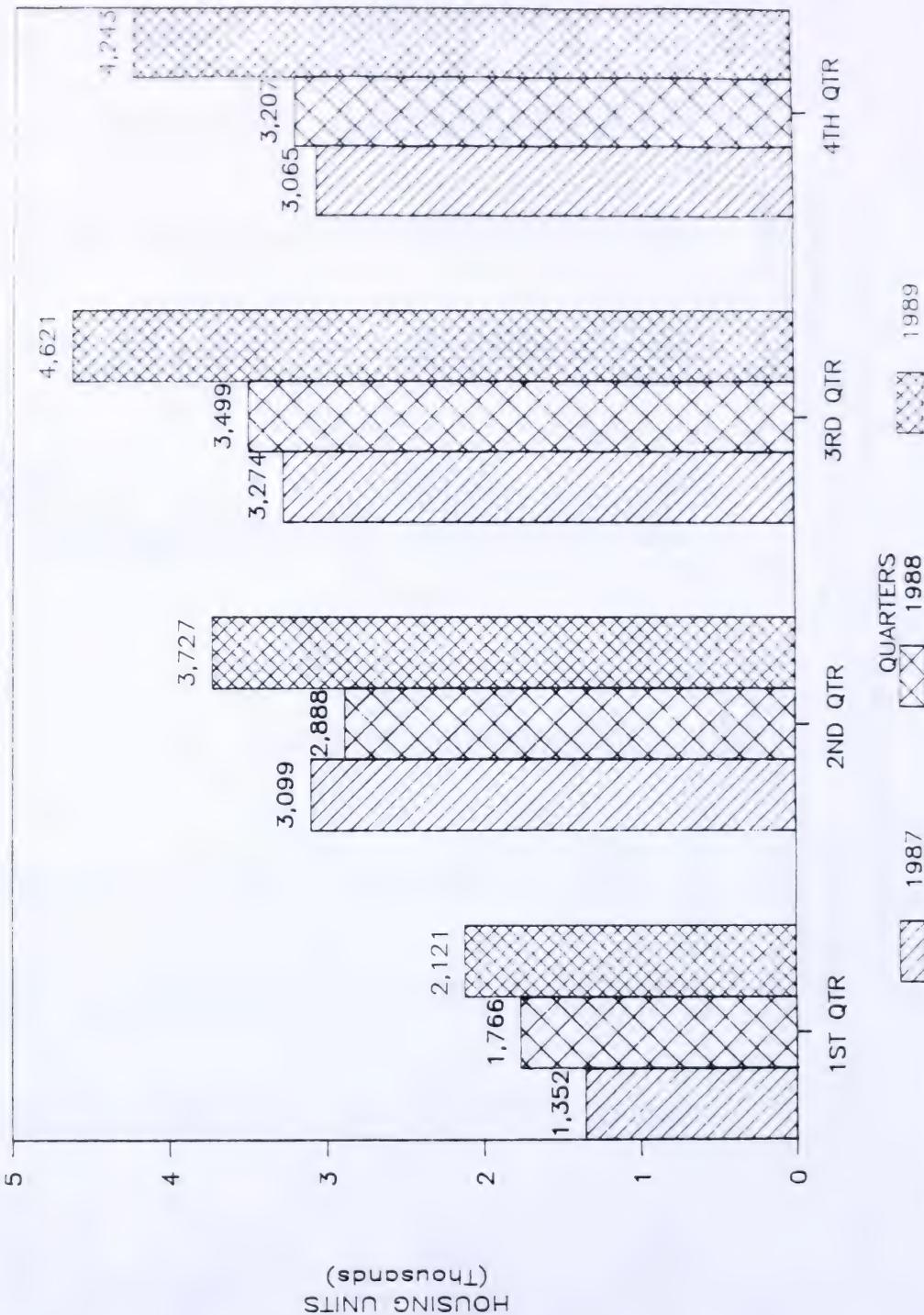


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1988	1989	PERCENT CHANGE
FIRST QUARTER	1766	2121	20
SECOND QUARTER	2888	3727	29
THIRD QUARTER	3499	4621	32
FOURTH QUARTER	3207	4243	32
TOTAL	11360	14712	30

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

TABLE 7

DEC-89

*HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA*

CITY	SINGLES	SEMITS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MONTH LAST YEAR
	321	6	3	4	334	
CALGARY	2	0	0	0	2	-1
CAMROSE	409	10	4	0	423	34
EDMONTON M.A.	0	0	0	0	0	-100
FORT McMURRAY	14	0	0	0	14	17
GRANDE PRAIRIE	36	0	0	0	36	300
LETHBRIDGE	3	0	0	0	3	-50
LLOYDMINSTER(ALTA. PART)	23	0	0	0	23	44
MEDICINE HAT	23	10	25	0	58	45
RED DEER	5	0	0	0	5	-38
WETASKIWIN	11	0	0	0	11	38
OTHER CENTRES **						
<i>TOTAL</i>	847	26	32	4	909	20

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

DEC-89

*HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA*

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
	2033	292	240	301	2866	70
CALGARY	13	0	12	0	25	108
CAMROSE	1546	104	223	316	2189	42
EDMONTON M.A.	3	0	0	0	3	-73
FORT MCMURRAY	43	0	0	0	43	-7
GRANDE PRAIRIE	76	0	12	8	96	-28
LETHBRIDGE	4	0	0	0	4	-87
LLOYDMINSTER(ALTA. PART)	64	2	0	0	66	16
MEDICINE HAT	89	16	0	0	105	-41
RED DEER	14	2	0	0	16	167
WETASKIWIN	32	0	0	32	0	-42
OTHER CENTRES **						
<i>TOTAL</i>	3917	416	487	625	5445	45

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT
 ** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

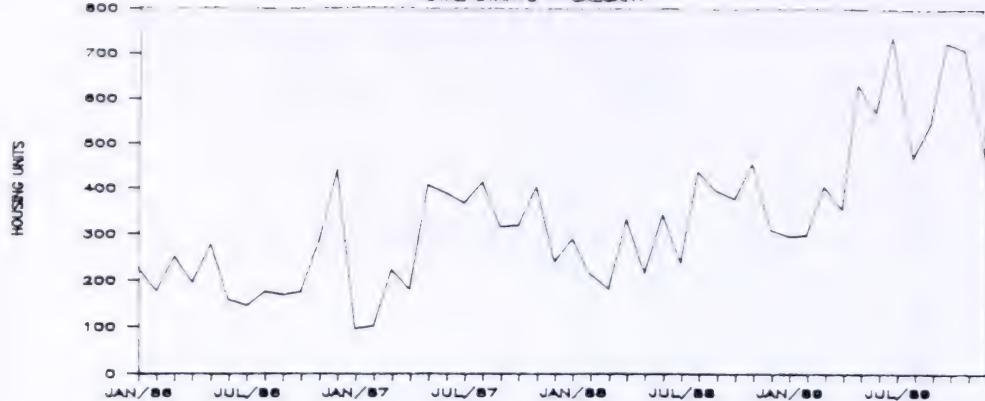


FIGURE 6B
COMPLETIONS - CALGARY

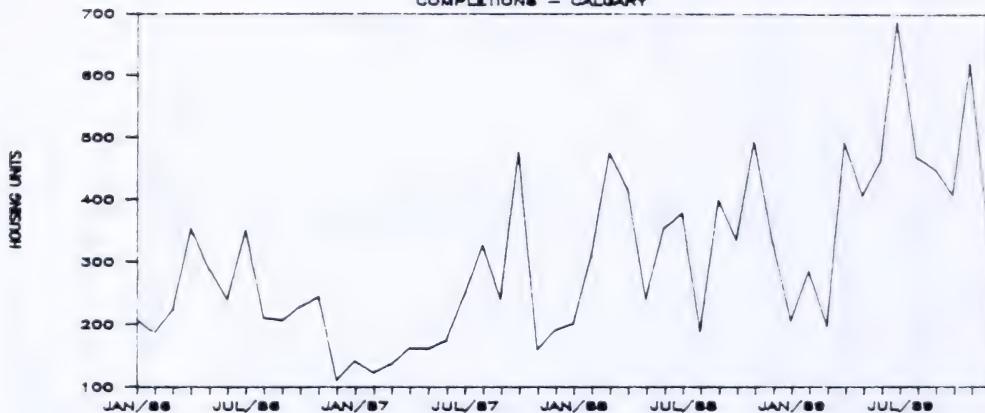


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

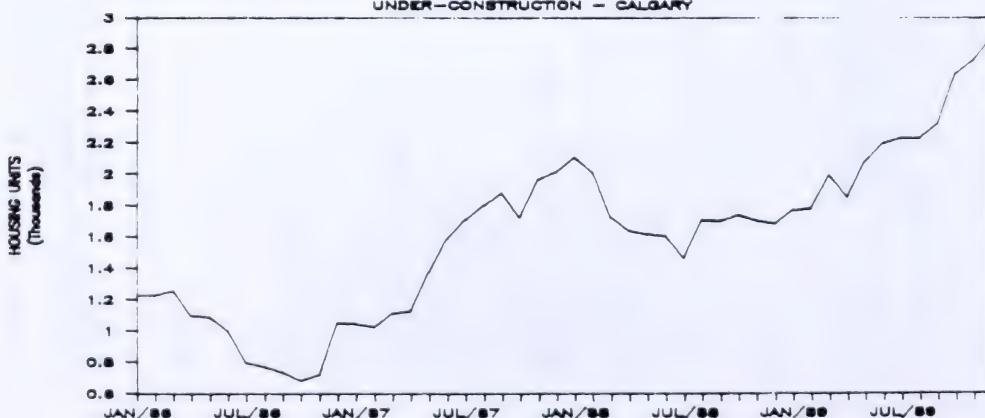


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

	1988		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	290	202	2107
FEBRUARY	214	308	2013
MARCH	183	474	1722
APRIL	334	418	1638
MAY	217	241	1614
JUNE	343	355	1602
JULY	241	378	1464
AUGUST	439	189	1705
SEPTEMBER	396	399	1700
OCTOBER	377	336	1740
NOVEMBER	455	492	1701
DECEMBER	311	331	1681

	1989		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	297	206	1772
FEBRUARY	301	285	1783
MARCH	407	198	1992
APRIL	358	491	1854
MAY	633	407	2080
JUNE	572	462	2198
JULY	741	687	2232
AUGUST	469	468	2230
SEPTEMBER	543	449	2321
OCTOBER	727	408	2640
NOVEMBER	710	619	2731
DECEMBER	470	334	2866

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

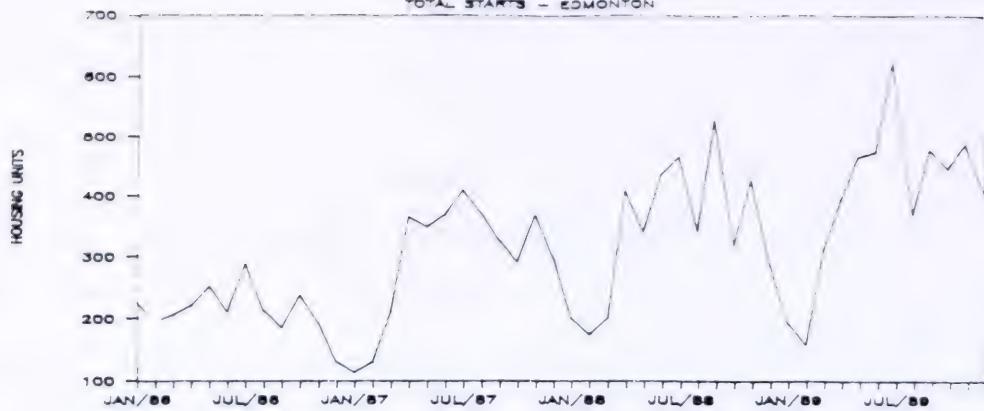


FIGURE 7B
COMPLETIONS - EDMONTON

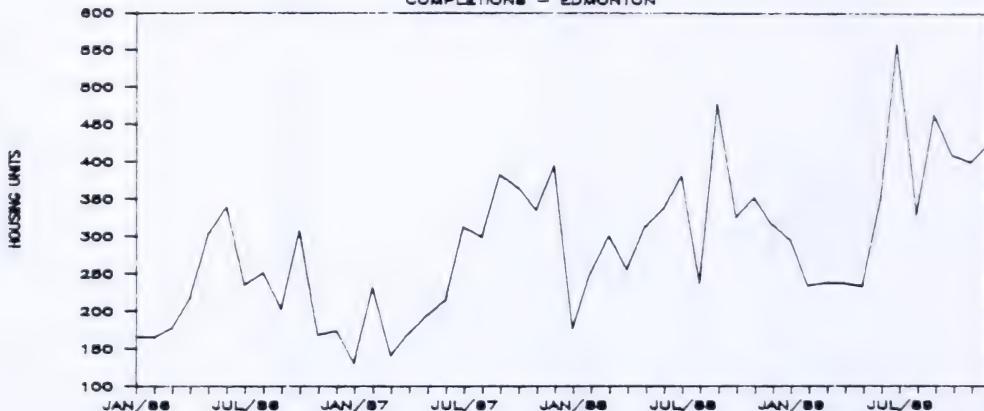


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

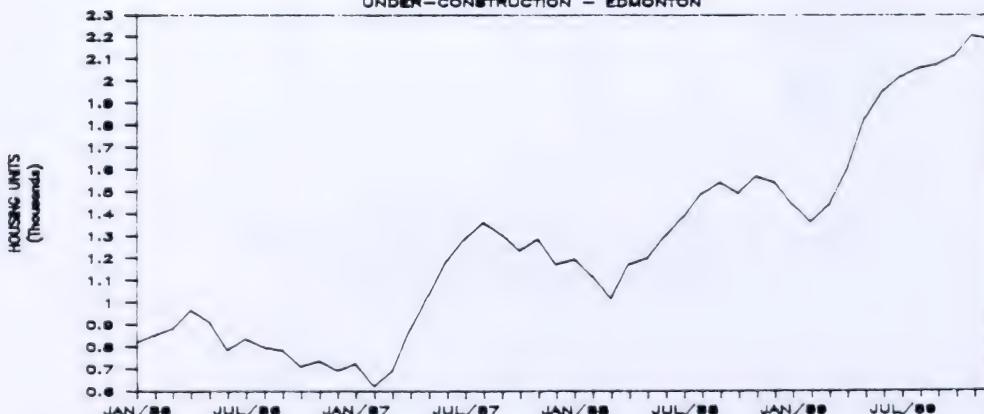


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

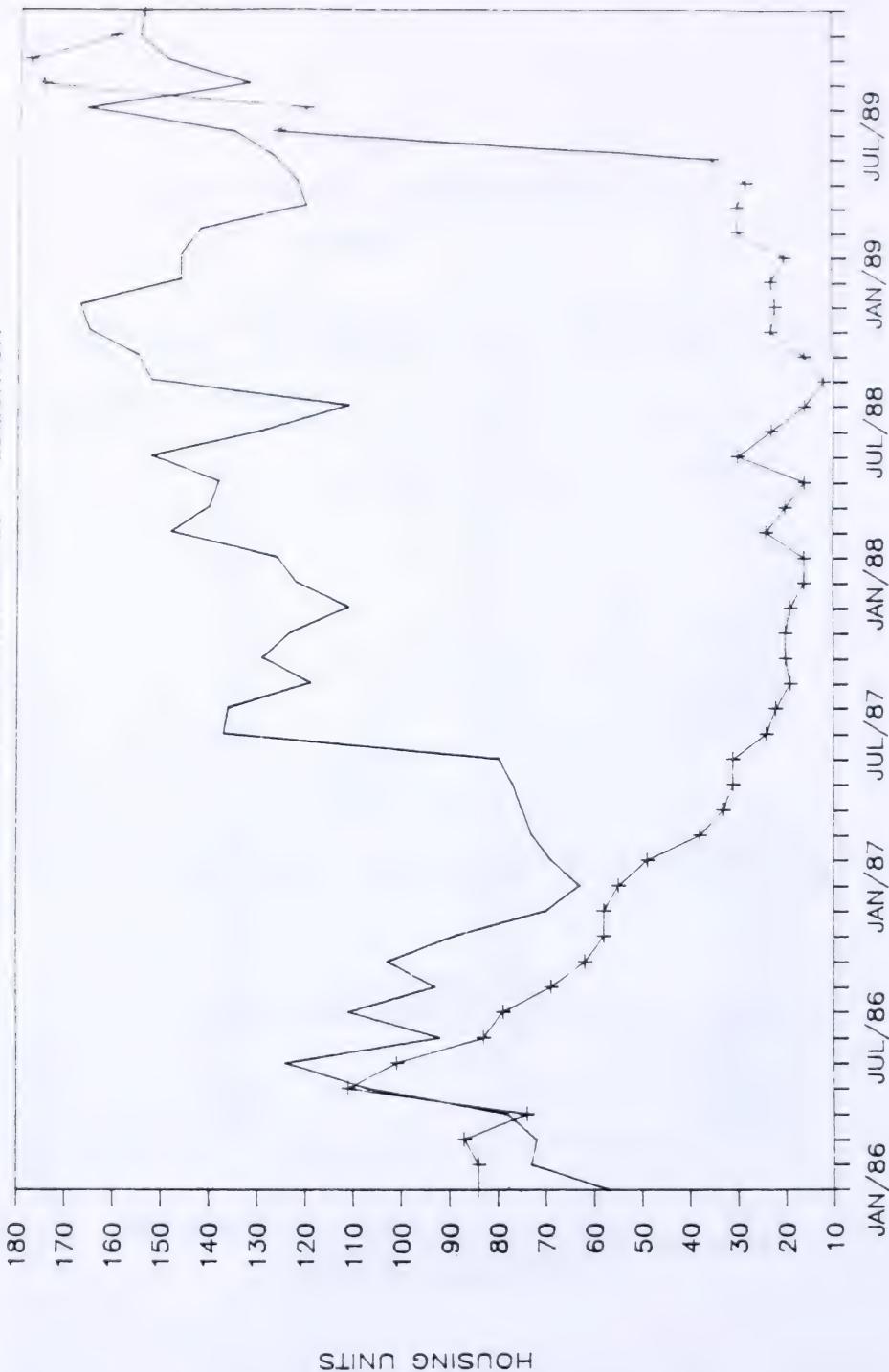
	1988		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	200	177	1195
FEBRUARY	174	251	1118
MARCH	201	300	1019
APRIL	409	256	1173
MAY	342	313	1202
JUNE	437	337	1302
JULY	466	380	1388
AUGUST	343	237	1491
SEPTEMBER	527	476	1543
OCTOBER	320	325	1493
NOVEMBER	427	351	1569
DECEMBER	287	315	1541

	1989		
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	193	295	1440
FEBRUARY	158	234	1364
MARCH	313	238	1439
APRIL	395	237	1596
MAY	466	233	1829
JUNE	476	349	1956
JULY	624	558	2020
AUGUST	370	329	2058
SEPTEMBER	479	462	2076
OCTOBER	448	408	2116
NOVEMBER	488	399	2205
DECEMBER	407	423	2189

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED - EDMONTON



SINGLES & DUPL.

APARTS & R.HOUSES

TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1988					
JANUARY	122	16	138	177	55
FEBRUARY	126	16	142	251	63
MARCH	148	24	172	300	61
APRIL	140	20	160	256	63
MAY	138	16	154	313	67
JUNE	152	30	182	337	63
JULY	129	23	152	380	73
AUGUST	111	16	127	237	67
SEPTEMBER	152	12	164	476	73
OCTOBER	155	16	171	325	65
NOVEMBER	165	23	188	351	64
DECEMBER	167	22	189	315	62
1989					
JANUARY	146	23	169	295	65
FEBRUARY	146	20	166	234	59
MARCH	142	30	172	238	57
APRIL	120	30	150	237	63
MAY	122	28	150	233	61
JUNE	127	35	162	349	68
JULY	135	126	261	558	64
AUGUST	166	120	286	329	52
SEPTEMBER	132	175	307	462	59
OCTOBER	149	178	327	408	54
NOVEMBER	155	160	315	399	57
DECEMBER	154	154	308	423	58

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED — CALGARY

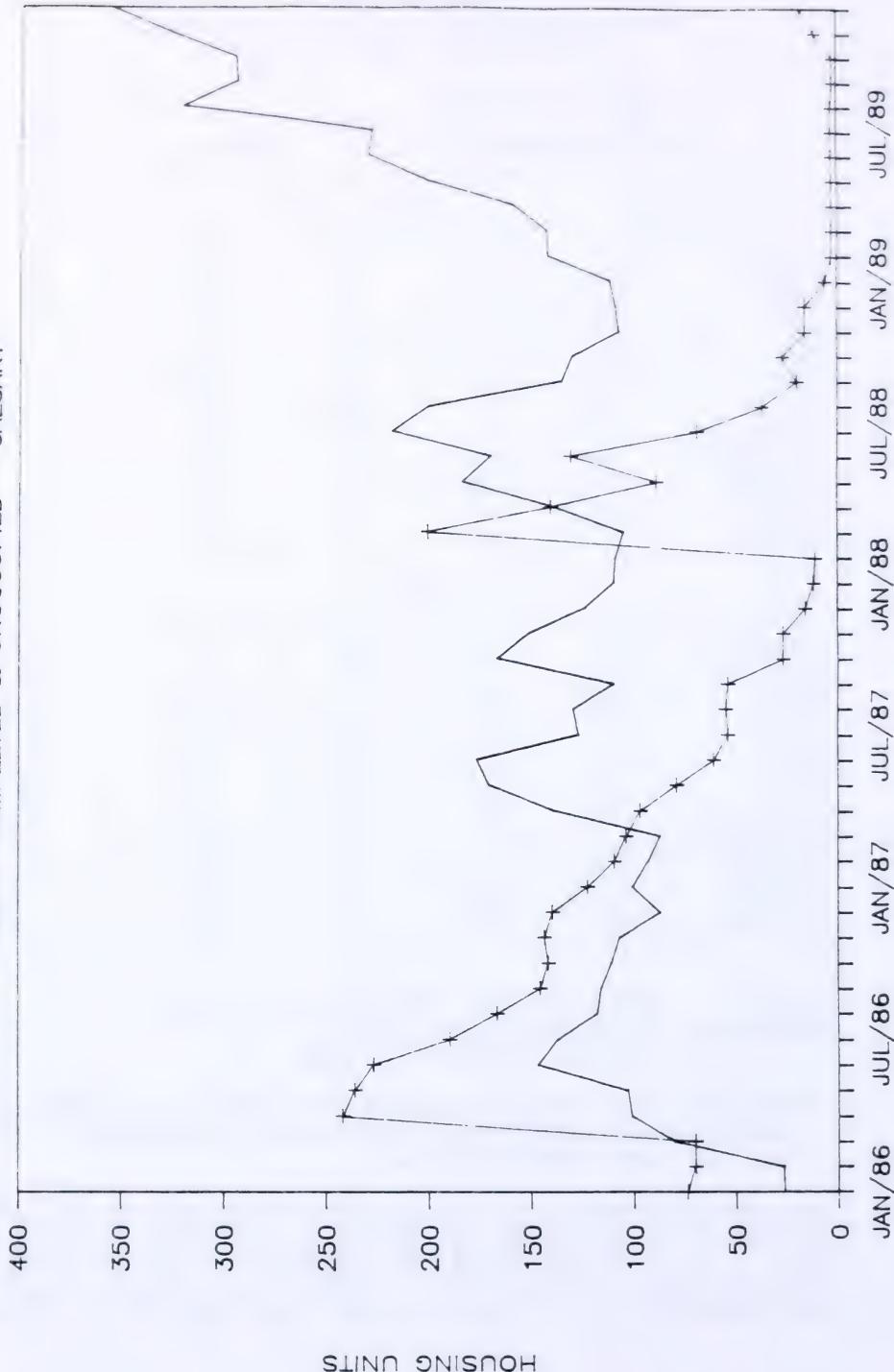


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1988					
JANUARY	110	12	122	202	64
FEBRUARY	109	11	120	308	72
MARCH	105	201	306	474	48
APRIL	139	141	280	418	61
MAY	184	89	273	241	48
JUNE	170	131	301	355	52
JULY	218	69	287	378	58
AUGUST	200	37	237	189	50
SEPTEMBER	135	20	155	399	76
OCTOBER	130	27	157	336	68
NOVEMBER	107	16	123	492	81
DECEMBER	109	16	125	331	72
1989					
JANUARY	112	6	118	206	64
FEBRUARY	142	3	145	285	64
MARCH	143	3	146	198	57
APRIL	159	3	162	491	75
MAY	201	3	204	407	64
JUNE	230	3	233	462	65
JULY	228	3	231	687	75
AUGUST	321	3	324	468	54
SEPTEMBER	294	2	296	449	62
OCTOBER	295	2	297	408	58
NOVEMBER	326	11	337	619	63
DECEMBER	356	18	374	334	44

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS:(NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH)DIVIDED BY(NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10
EDMONTON LISTINGS AND SALES

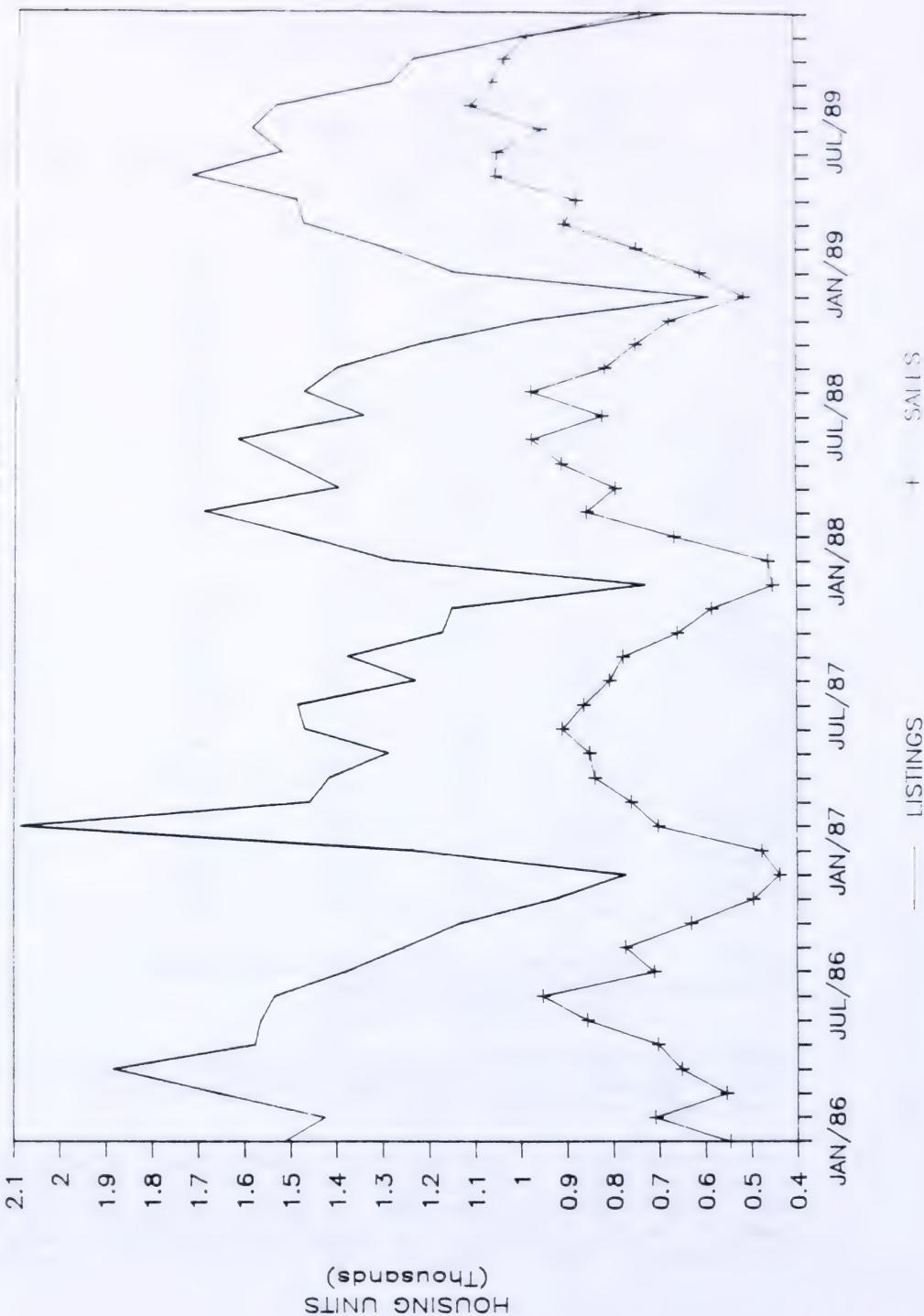


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
1988				
JANUARY	1288	463	.36	77982
FEBRUARY	1478	667	.45	76385
MARCH	1688	858	.51	78935
APRIL	1397	795	.57	82004
MAY	1502	913	.61	81285
JUNE	1616	978	.61	85636
JULY	1343	824	.61	85372
AUGUST	1472	979	.67	83181
SEPTEMBER	1398	818	.59	82881
OCTOBER	1218	751	.62	82043
NOVEMBER	978	678	.69	85120
DECEMBER	590	515	.87	81271
1989				
JANUARY	1150	610	.53	82311
FEBRUARY	1297	750	.58	84760
MARCH	1474	908	.62	87552
APRIL	1491	880	.59	86301
MAY	1719	1058	.62	90502
JUNE	1522	1054	.69	91281
JULY	1588	959	.60	88422
AUGUST	1534	1112	.72	89646
SEPTEMBER	1284	1066	.83	89596
OCTOBER	1235	1038	.84	90187
NOVEMBER	990	988	.99	91121
DECEMBER	674	739	1.10	93091

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 11
CALGARY LISTINGS AND SALES

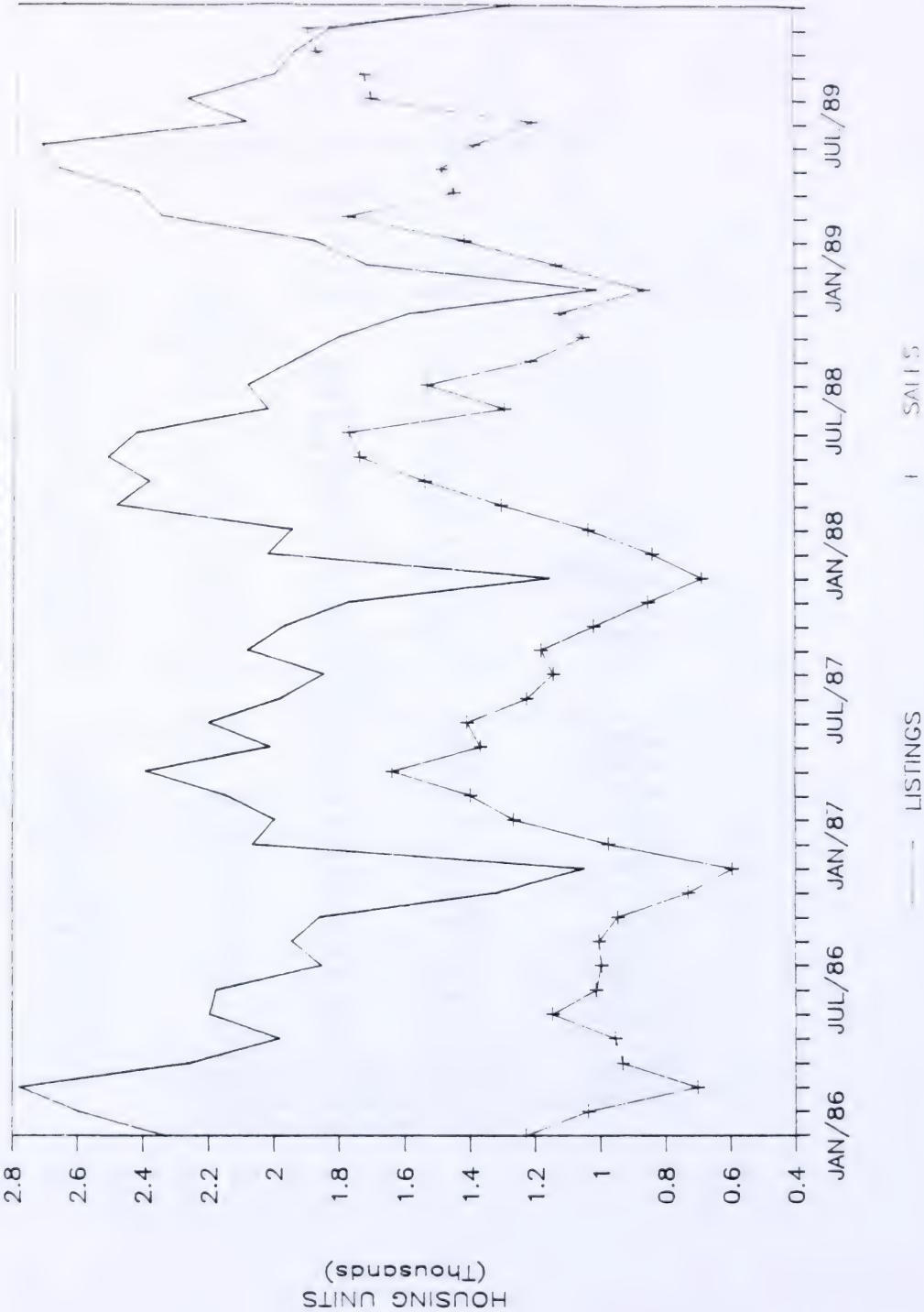


TABLE 14
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1988				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1945	841	.43	90623
FEBRUARY	1945	1038	.53	91213
MARCH	2485	1305	.53	96389
APRIL	2384	1541	.65	98765
MAY	2512	1740	.69	99368
JUNE	2422	1774	.73	101695
JULY	2019	1295	.64	104129
AUGUST	2083	1532	.74	99602
SEPTEMBER	1941	1214	.63	101425
OCTOBER	1803	1054	.58	100538
NOVEMBER	1582	1127	.71	103471
DECEMBER	1010	866	.86	101210

1989				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1721	1138	.66	99141
FEBRUARY	1880	1421	.76	106355
MARCH	2349	1778	.76	109406
APRIL	2423	1453	.60	112019
MAY	2666	1494	.56	111169
JUNE	2722	1393	.51	110751
JULY	2092	1213	.58	109485
AUGUST	2274	1709	.75	110373
SEPTEMBER	2004	1731	.86	107511
OCTOBER	1943	1879	.97	113439
NOVEMBER	1839	1908	1.04	120228
DECEMBER	1271	1280	1.01	126027

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 12
AVERAGE SALE PRICES, CALGARY & EDMONTON

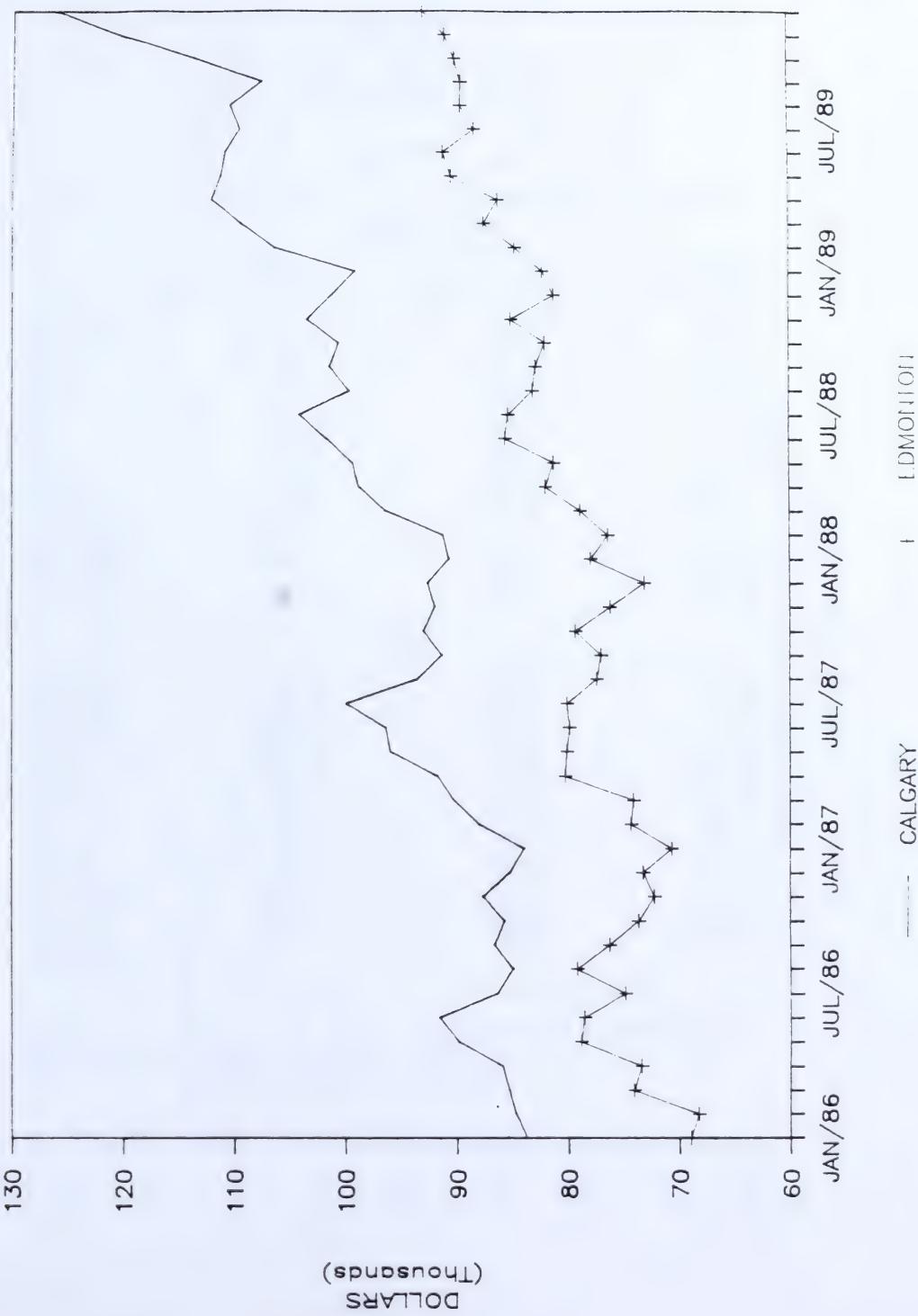


FIGURE 13
NEW HOUSE PRICE INDEX , CALGARY

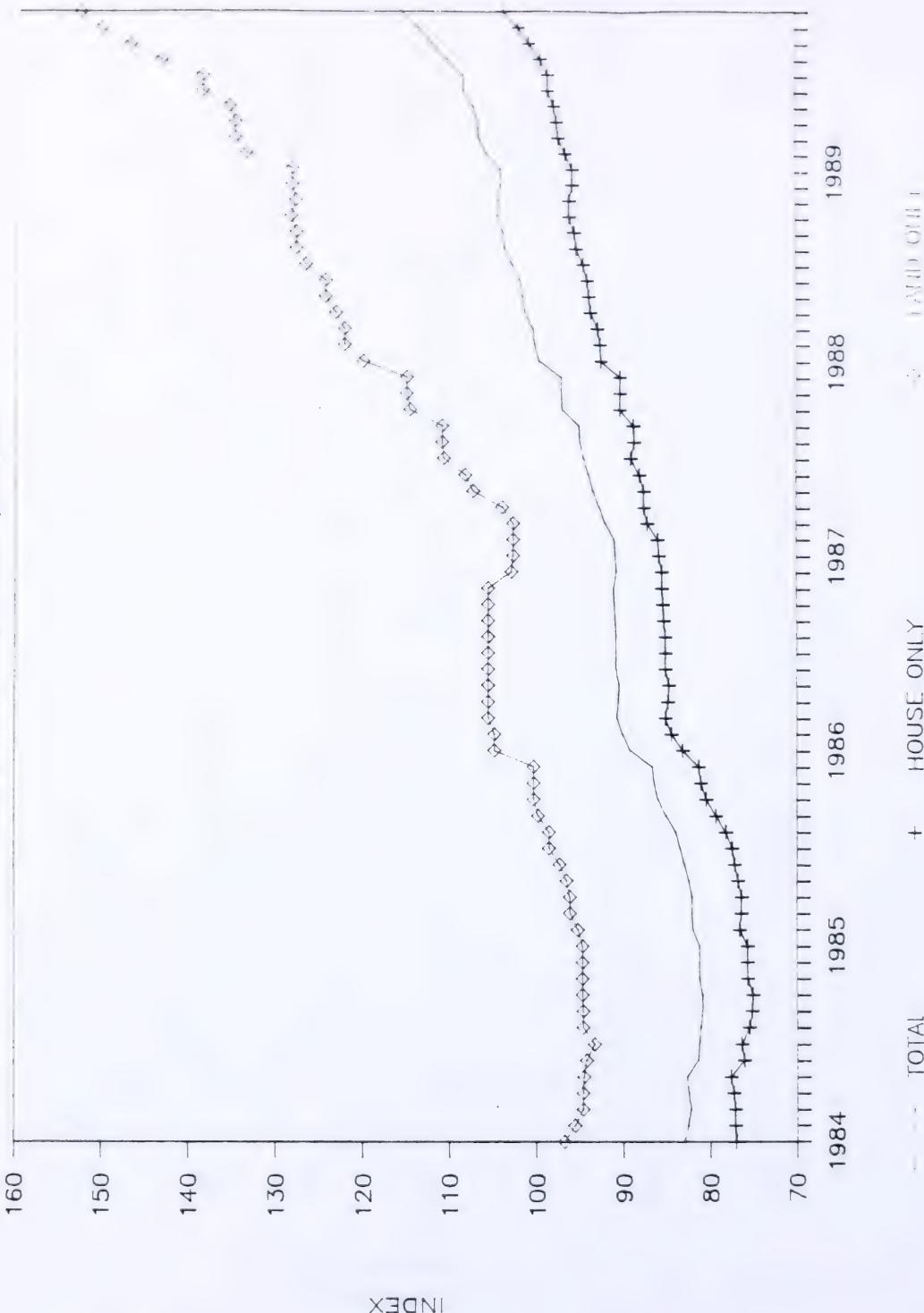


TABLE 15
NEW HOUSING PRICE INDEXES*
1981 = 100
CALGARY

	1988		
	HOUSE	LAND	TOTAL
JANUARY	92.7	120.0	99.8
FEBRUARY	92.8	122.2	100.3
MARCH	93.1	122.2	100.5
APRIL	93.9	123.2	101.4
MAY	94.1	124.4	101.7
JUNE	94.3	124.4	102.0
JULY	94.8	126.7	102.9
AUGUST	95.6	127.8	103.8
SEPTEMBER	95.8	127.8	104.0
OCTOBER	96.4	128.4	104.6
NOVEMBER	96.4	127.9	104.5
DECEMBER	96.0	128.3	104.2
	1989		
JANUARY	96.0	128.3	104.2
FEBRUARY	96.8	133.6	105.8
MARCH	97.6	134.9	106.7
APRIL	97.8	134.9	106.8
MAY	98.1	135.6	107.3
JUNE	98.8	138.7	108.5
JULY	98.8	138.7	108.5
AUGUST	99.7	143.5	110.3
SEPTEMBER	101.0	147.1	112.1
OCTOBER	102.2	150.5	113.7
NOVEMBER	103.9	152.9	115.7
DECEMBER			

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICES STATS.)
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* THE LAST FIGURE IS THE LATEST AVAILABLE

FIGURE 14

NEW HOUSE PRICE INDEX , EDMONTON

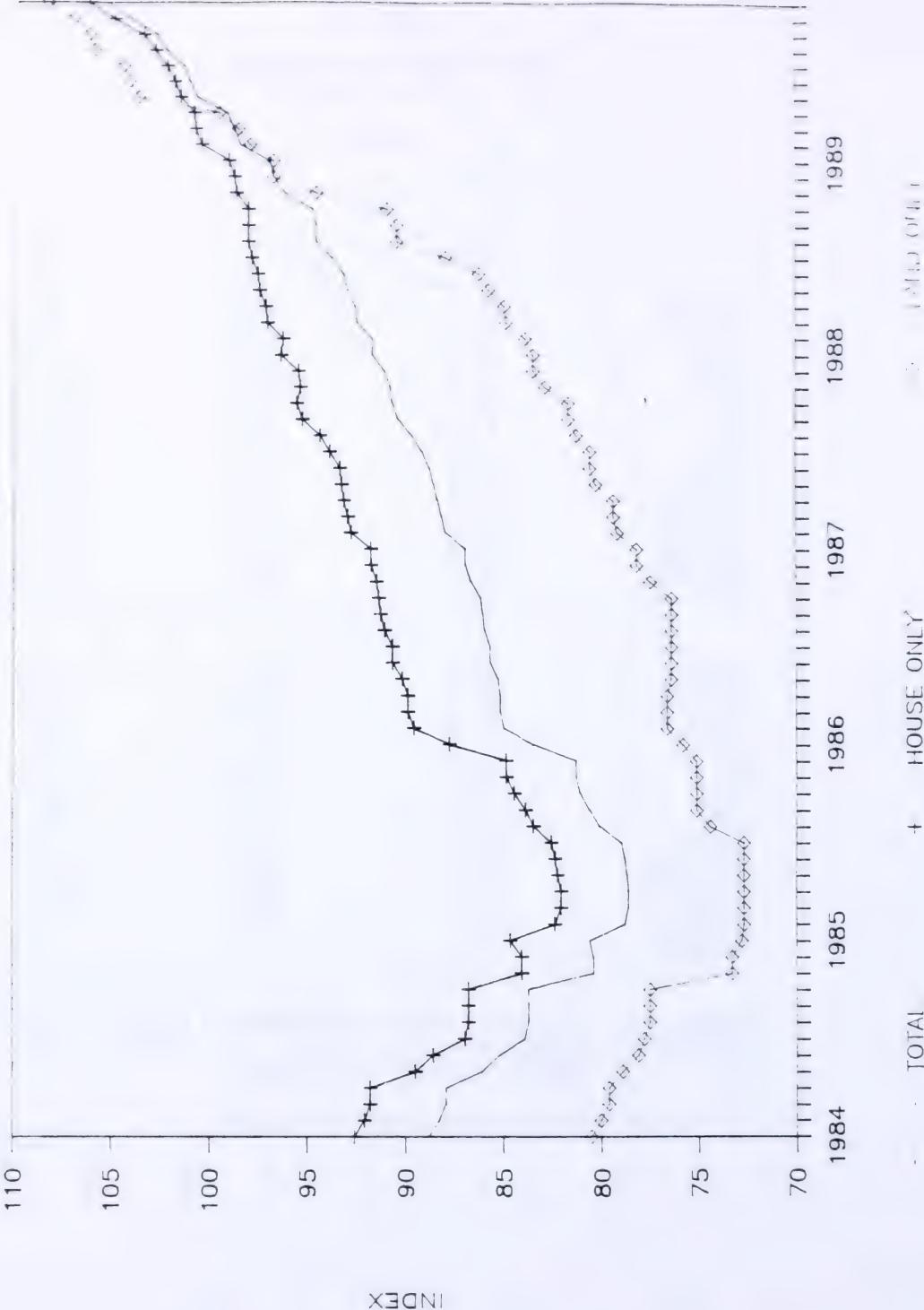


TABLE 16
NEW HOUSING PRICE INDEXES*
1981 = 100

EDMONTON

	1988		
	HOUSE	LAND	TOTAL
JANUARY	96.4	83.5	91.7
FEBRUARY	96.3	83.9	91.7
MARCH	97.1	84.9	92.5
APRIL	97.2	85.0	92.6
MAY	97.5	85.8	93.0
JUNE	97.6	86.3	93.2
JULY	97.9	88.0	93.8
AUGUST	98.1	90.5	94.6
SEPTEMBER	98.1	90.5	94.6
OCTOBER	98.1	91.0	94.8
NOVEMBER	98.7	94.6	96.2
DECEMBER	98.8	96.8	96.8

	1989		
	HOUSE	LAND	TOTAL
JANUARY	99.1	96.8	97.0
FEBRUARY	100.5	98.0	98.5
MARCH	100.8	98.6	98.8
APRIL	100.9	99.6	99.2
MAY	101.6	103.7	100.7
JUNE	101.9	104.2	101.1
JULY	102.3	104.5	101.4
AUGUST	102.9	106.0	102.3
SEPTEMBER	103.5	106.3	102.8
OCTOBER	105.0	107.1	104.1
NOVEMBER	106.3	108.4	105.3
DECEMBER			

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICES STATS.)
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* THE LAST FIGURE IS THE LATEST AVAILABLE

